

COUNCIL
AGENDA

MAY 13 1985

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

MONDAY, MAY 13, 1985, 9:30 AM

COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 1M2

Prepared by: Clerk's Department

COUNCIL MEMBERS ARE REQUESTED TO CONTACT THE APPROPRIATE DEPARTMENT HEADS
PRIOR TO THE MEETING IF GREATER EXPLANATION OR DETAIL IS REQUIRED WITH REGARD
TO ANY ITEM ON THE AGENDA.

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1. THE LORD'S PRAYER

2. MINUTES OF PREVIOUS COUNCIL MEETINGS

- (a) April 22, 1985
- (b) April 24, 1985
- (c) May 1, 1985
- (d) May 8, 1985

3. PROCLAMATIONS

A.04.01

- (a) Foot Health Month - May, 1985
- (b) National Physical Activity Week - May 25 - June 2, 1985

4. PRESENTATIONS

(a) TAXICAB DRIVER OF THE MONTH

L.08.01

Certificates of Appreciation will be presented to the following with respect to the nomination of Taxicab Driver of the Month awards:

Mr. Jack Olie (Taxicab Drivers Licence #413), be nominated for Taxicab Driver of the Month for January, 1985;

Mr. Ronald Ritchie (Taxicab Drivers Licence #325), be nominated for Taxicab Driver of the Month for February, 1985;

Mr. Tanis Loutaif (Taxicab Drivers Licence #113), be nominated for Taxicab Driver of the Month for March, 1985;

Mr. Said Najjar (Taxicab Drivers Licence #536), be nominated for Taxicab Driver of the Month for April, 1985.

5. DEPUTATIONS

(a) LAKE AQUITAINE FAMILY FESTIVAL

A.04.08.05

Mrs. Pat Saito on behalf of the Lake Aquitaine Family Festival, will appear before Council with respect to the Festival to be held on June 7 and 8, 1985 at Lake Aquitaine Park and Meadowvale Community Centre and this year's theme "LAFF '85, Going Bananas."

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5. DEPUTATIONS CONTINUED

(b) PEER HOUSE - DESIGNATION

I.10.85002

Mr. Ralph Ciccia, solicitor of behalf of Mr. Giovanni Leparulo, owner of 7 John Street, will appear before Council to oppose the following recommendation of the General Committee (590-85) at its meeting held on April 24, 1985 (Local Architectural Conservation Advisory Committee meeting April 15, 1985):

- (a) That the Peer House located at the south-east corner of Lakeshore Road and John Street in the Historical Village of Port Credit be listed on the Mississauga Heritage Inventory, as a Recognized Property;
- (b) That the Peer House be considered for designation under the Ontario Heritage Act following completion of the Port Credit Harbour Study;
- (c) That the Peer House be incorporated into the Site Development Plan and be encouraged for adaptive re-use as part of the Rezoning Proposal under File 02/45/84;
- (d) That the Local Architectural Conservation Advisory Committee Review Sub-Committee be included in the circulation for comments for the Site Development Plan Approval.

(c) GO TRANSIT

D.04.02

Chairman R. Frank Bean, Regional Municipality of Peel, will introduce Mr. N. Tweedle, GO Transit and Mr. R. McDougall, I.B.I. who will appear before Council to discuss the Proof of Payment (P.O.P.) System which has been implemented on the Milton Rail Line.

6. PUBLIC QUESTION PERIOD

7. CORRESPONDENCE

- (a) Information Items - I-1 to I-24.
- (b) Items Requiring Direction - C-1.

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8. REPORTS FROM MUNICIPAL OFFICERS

R-1 LIQUOR LICENCES

A.02.03.06.01

Report dated May 9, 1985, from T. L. Julian, City Clerk, detailing notices from the Liquor Licence Board of Ontario regarding applications for liquor licences, as follows:
Applications Received

Chateau St. Jerome Bar-B-Q Chicken & Ribs Restaurant,
925 Rathburn Road East, Unit D-1 (Ward 3)
Dining Lounge to replace existing Dining Room
Raven's Restaurant, 3100 Dixie Road (Ward 3)
Patio (Dining Lounge)
Brady's Family Restaurant, 5599 Ambler Drive (Ward 5)
Patio (Dining Lounge)

To be received.

R-2 ACCOUNTS - April

J.07.03.01

Report dated May 3, 1985, W. H. Munden, City Treasurer, recommending that the accounts paid by the City Treasurer for April, 1985 in the amount of \$59,197,638.16, be approved.

Resolution available.

R-3 REDUCE LETTER OF CREDIT - VENTRO

B.06.581.02

Report dated April 30, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that the current Letter of Credit in the amount of \$281,393.75 for Plan 43M-581, Ventro Construction Limited (Preston Trail Subdivision) be reduced to \$118,743.20 (south side of Willowbank Trail between Tomken Road and Golden Orchard Drive).

Resolution available.

R-4 REDUCE LETTER OF CREDIT - VENTRO

B.06.372.02

Report dated May 6, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that the current Letter of Credit in the amount of \$345,227.87 for Plans M-372, M-373 and M-374, Ventro Construction Limited be reduced to \$93,801.78 (north of Burnhamthorpe Road East, east of Tomken Road).

Resolution available.

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8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-5 PRESERVICING - VENTRO

T-84005

Report dated May 8, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Ventro Construction Ltd., Residential Subdivision T-84005, be permitted to commence with the construction of the underground services in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works (east of Tomken Road, north of Rathburn Road).

Resolution available.

R-6 PRESERVICING - KANEFF

T-81050

Report dated May 3, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Kaneff Holdings Inc., (Huron Heights Subdivision Phase II) T-81050, be permitted to commence with the construction of the underground services from Mallorytown Avenue to the south limit of Area "A" in Draft Plan T-81050 and from Mallorytown Avenue to the north limit of Area "B" in Draft Plan T-81050, in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works (south of Eglinton Avenue East, west of Highway 403).

Resolution available.

R-7 TENDER - HOT MIX ASPHALTIC CONCRETE

K.03.01

Report dated April 29, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that:

- (a) Contract 12 241 85025 for the Supply of Hot Mix Asphaltic Concrete be awarded to Warren Bitulithic Limited to supply the south and central districts and Fermar Paving Limited to supply the northern district, the quantities drawn from each plant will be as required by each district the total cost not to exceed the budgeted value of \$104,600.00;
- (b) a by-law be passed authorizing execution of the contract.

Resolution/By-law available.

R-8 TENDER - DAY CAMP BUSES

K.13.01

Report dated May 6, 1985, from W. H. Munden, City Treasurer, recommending that Tender TR-18-1985 for the rental of nine (9) 70-passenger buses and two (2) 25-passenger mini vans with drivers for day camp routes be awarded to Penetang Midland Coach Lines Limited in the amount of \$30,069.00, this being the lowest tender received.

Resolution available.

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8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-9 TENDER - LANDSCAPE/HURONGATE PARK K.13.01

Report dated May 8, 1985, from I. W. Scott, Commissioner of Recreation & Parks, recommending:

- (a) that Tender TR-22-1985 for the Landscape Development of Hurongate Park be awarded to McLean-Peister Limited, the low tenderer, in the amount of \$52,009.38 and the funding in the amount of \$90,000.00 proposed in the 1985 Capital Budget for the Landscape Development Hurongate Park be approved;
- (b) that a by-law be passed to authorize execution of the contract.

Resolution/By-law available.

R-10 APPEAL COMMITTEE - FAZZARI L.02.04.15

Report dated May 7, 1985, from the Appeal Committee, recommending that a Mississauga Refreshment Vehicle Driver's Licence be issued to Mr. Nunzio Fazzari under City of Mississauga By-law 436-83, subject to a review of the licence, by the Manager of Public Vehicle Licensing, in six months and twelve months time.

Resolution available.

R-11 APPEAL COMMITTEE - GREWAL L.08.05.53

Report dated May 7, 1985, from the Appeal Committee, recommending that a Mississauga Taxicab Driver's Licence be issued to Mr. Sukdeep Singh Grewal under City of Mississauga By-law 697-84, and that Mr. Grewal's progress be reviewed by the Manager of Public Vehicle Licensing at six month and twelve month intervals.

Resolution available.

R-12 APPEAL COMMITTEE - CHAHAL L.08.05.51

Report dated May 7, 1985, from the Appeal Committee, recommending that the Mississauga Taxicab Driver's Licence issued to Mr. Rashphal S. Chahal under City of Mississauga By-law 697-84, be revoked.

Resolution available.

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8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

L.08.05.52

R-13 APPEAL COMMITTEE - BATCHELOR

Report dated May 7, 1985, from the Appeal Committee, recommending that a Mississauga Taxicab Driver's Licence be issued to Mr. Carman Batchelor under City of Mississauga By-law 697-84, subject to:

- (a) a review of the licence, by the Manager of Public Vehicle Licensing, with the applicant and his probation officer, every three months for the duration of Mr. Batchelor's probation, and further, that the Manager of Public Vehicle Licensing be satisfied that Mr. Batchelor is continuing to meet the necessary qualifications to be licensed;
- (b) the Licence Appeal Board and the Licence Manager receiving a letter of assessment from Dr. McGovern on behalf of Mr. Batchelor.

Resolution available.

A.03.02

R-14 VACANCY ON COUNCIL

Report dated May 7, 1985, from T. L. Julian, City Clerk, with respect to the vacancy of the position of Councillor - Ward 2, pursuant to the Provincial Election on May 2, 1985, and the necessity for municipal council to make an appointment to fill the vacancy within 45 days of the day of publication of The Ontario Gazette.

To be received.

A.01.08.03

R-15 CLARKSON BIA - CAIP

Report dated May 13, 1985, from R. G. B. Edmunds, Commissioner of Planning, recommending:

- (a) that the report dated May 13, 1985 from the Commissioner of Planning concerning the Commercial Area Improvement Program for the Clarkson Business Improvement Area, be received;
- (b) that the Minister of Municipal Affairs and Housing be advised that the City of Mississauga accepts the Provincial allocation of \$250,000.00 under the Commercial Area Improvement Program (1985-86 fiscal year) for the Clarkson Business Improvement Area as outlined in the letter dated April 19, 1985 from the Honourable Dennis Timbrell, Minister of Municipal Affairs and Housing.

Resolution available.

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8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-16 OMB HEARING - WESTWOOD DALEWOOD

T-81059,02/65/73
OPA 62

Report dated May 3, 1985, from L. W. Stewart, City Solicitor, recommending that by-law be passed in accordance with the direction of the Ontario Municipal Board with respect to lands owned by Westwood Dalewood Limited, Goreway Drive and Etude Drive, being in the forms provided as Exhibits No. 7 and 12 to the decision of the Ontario Municipal Board delivered on March 27, 1985.

Resolution/By-law available.

R-17 PART TIME/TEMP. RATES OF PAY

J.04.01,J.04.12

Report dated April 23, 1985, from D. Bray, Director of Personnel and I. W. Scott, Commissioner of Recreation & Parks, recommending:

- (a) that the Part Time and Temporary Rates for 1985 be approved as outlined in Schedule "A" to the report of the Director of Personnel and the Commissioner of Recreation and Parks dated April 23, 1985;
- (b) that beginning with the Part Time and Temporary Rate Report for 1986, rate changes will be made through approval of annual General Wage Increase percentage amounts on the various wage rates within the Part Time and Temporary Group.

Resolution available.

R-18 OMB HEARING - BACON

OPA 2

Report dated May 8, 1985, from L. W. Stewart, City Solicitor, with respect to the hearing of the Ontario Municipal Board in the matter of a referral by the Minister of Municipal Affairs and Housing at a request of J. J. Bacon on part of Official Plan Amendment No. 2 relating to lands on the east side of North Sheridan Way, north of the Queen Elizabeth Way, advising that the Board approved the request for commercial designation to be inserted in the Official Plan policies.

To be received.

9. MOVE INTO COMMITTEE OF THE WHOLE

10. CONSIDERATION OF COMMITTEE REPORTS

- (a) General Committee - April 24, 1985
- (b) General Committee - May 1, 1985
- (c) General Committee - May 8, 1985

11. COMMITTEE TO RISE

12. UNFINISHED BUSINESS

UB-1 REDUCE LETTER OF CREDIT - CREDIT OAK

B.06.391.02
A.02.03.11.02

Council, at its meeting on April 22, 1985, deferred consideration of the following to this meeting of Council for a report from the Commissioner of Building in response to a petition from residents in the Creditview Community outlining deficiencies in homes built by Eagle Developments:

Report dated March 12, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that the current Letter of Credit, valued at \$465,000.00, H & L Construction Company (Credit Oak Homes Subdivision), Plans M-391 and M-392 (north of Burnhamthorpe Road West, west of Mavis Road), be reduced to \$223,242.29.

UB-2 SMALL BOAT DOCKING FACILITY

E.04.01,K.13.01

Council, at its meeting on April 22, 1985, deferred the following to this meeting of Council as the agreements had not been signed by Shortwave Marine Electronics Ltd.:

That the City of Mississauga enter into a license agreement with Shortwave Marine Electronics Ltd. for the operation of a small boat docking facility at J.C. Saddington Park for a period of five (5) successive seasons commencing May of 1985 and terminating in November of 1989, and that the necessary by-law be enacted authorizing execution of the Licensing Agreement between the City of Mississauga and Shortwave Marine Electronics Ltd.

See GENERAL COMMITTEE RECOMMENDATION - 659-85, BY-LAWS - 360-85.

UB-3 ROSHORN LIMITED

T-84033

Council, at its meeting held on April 22, 1985, deferred the following to this meeting of Council at the request of the Commissioner of Planning and the residents concerned:

A report from the Commissioner of Planning with respect to the Conditions of Draft Approval dated January 22, 1985 and the Consolidated Report dated January 17, 1985 for proposed plan of subdivision T-84033, Roshorn Limited (lands located on the west side of Mississauga Road, south of Harkiss Road).

12. UNFINISHED BUSINESS CONTINUED

UB-4 THE WOODLORE GROUP INC.

OZ/47/84

General Committee, at its meeting on April 10, 1985, deferred the following to the Council meeting on April 22, 1985 without recommendation. This matter was then deferred to this meeting of Council to allow the developer to access the situation:

Report dated March 26, 1985, from the Commissioner of Planning, with respect to the rezoning application under File OZ/47/84, The Woodlore Group Inc., for a proposed residential development located on the west side of Durie Road, south of Carolyn Road.

UB-5 LIQUOR LICENCE - FLAME STEAK HOUSE

A.02.03.06.01

Council, at its meeting held on April 22, 1985, deferred the following to this meeting of Council at the request of Councillor H. Kennedy:

Report dated April 19, 1985, from A. Franks, Commissioner of Building, recommending that the Liquor Licence Board of Ontario be advised that the City of Mississauga is not in favour of an open air licensed patio for the Flame Steak House and Tavern, 203 Lakeshore Road East, as in addition to the anticipated noise problems, the location of the proposed patio is on City property.

UB-6 FCM ANNUAL CONFERENCE

H.05.04.06

General Committee at its meeting on April 24, 1985 referred the following this meeting of Council without recommendation:

Letter dated March 20, 1985, from Birte Ertmann, Administrative Officer of the Federation of Canadian Municipalities advising that the City is entitled to appoint seven (7) voting delegates to the 1985 FCM Annual Conference to be held June 2 - 6, 1985 in Calgary, Alberta.

UB-7 REZONING - E. HANSON

OZ/36/81

General Committee at its meeting held on May 1, 1985, deferred the following to the General Committee meeting held on May 8, 1985 as the consolidated reports were not available; however, this matter was referred to this meeting of Council without recommendation:

Report dated May 8, 1985, from the Commissioner of Planning with respect to the Conditions of Draft Approval dated May 8, 1985 and the Consolidated Report dated May 7, 1985, for proposed plan of subdivision T-84013, 455469 Ontario Limited (E. Hanson) (west side of Hurontario Street, north of Eglinton Avenue West.

12. UNFINISHED BUSINESS CONTINUED

UB-8 REZONING - TRADERS

OZ/41/84

General Committee at its meeting held on May 1, 1985, deferred the following to the General Committee meeting held on May 8, 1985 as the consolidated reports were not available; however, this matter was referred to this meeting of Council without recommendation:

Report dated May 8, 1985, from the Commissioner of Planning with respect to the Conditions of Draft Approval dated May 8, 1985 and the Consolidated Report dated May 8, 1985, for proposed plan of subdivision T-83027, 400556 Ontario Limited (Traders Associates) Phase I (north of Eglinton Avenue West, between Hurontario Street and McLaughlin Road).

UB-9 REZONING - GOLDDOME

OZ/55/84

General Committee at its meeting held on May 1, 1985, deferred the following to the General Committee meeting held on May 8, 1985 as the consolidated reports were not available; however, this matter was referred to this meeting of Council without recommendation:

Report dated May 1, 1985, from the Commissioner of Planning with respect to the Conditions of Draft Approval dated May 1, 1985 and the Consolidated Report dated April 26, 1985, for proposed plan of subdivision T-84037, Goldome Development Corporation (north-east corner of Eglinton Avenue West and McLaughlin Road).

UB-10 LIQUOR LICENCE PERMIT

A.02.03.06.03,
I.03.01

General Committee, at its meeting held on May 8, 1985, referred the following to this meeting of Council without recommendation:

Report dated May 2, 1985, from the Commissioner of Recreation and Parks with respect to the Toronto and District Jeweller Association holding a Picnic and Beer Garden on Sunday, June 16, 1985, at Wildwood Park from 11:00 am to 6:00 pm.

13. PETITIONS - Nil.

14. MOTIONS

- (a) To adopt the General Committee Reports.
- (b) To approve the accounts paid by the City Treasurer for April, 1985 in the amount of \$59,197,638.16. (See REPORTS FROM MUNICIPAL OFFICERS - R-2).
- (c) To reduce the current Letter of Credit in the amount of \$281,393.75 for Plan 43M-581, Ventro Construction Limited (Preston Trail Subdivision) to \$118,743.20 (south side of Willowbank Trail between Tomken Road and Golden Orchard Drive). (See REPORTS FROM MUNICIPAL OFFICERS - R-3).
- (d) To reduce the current Letter of Credit in the amount of \$345,227.87 for Plans M-372, M-373 and M-374, Ventro Construction Limited to \$93,801.78 (north of Burnhamthorpe Road East, east of Tomken Road). (See REPORTS FROM MUNICIPAL OFFICERS - R-4).
- (e) To permit Ventro Construction Ltd., T-84005, to commence with the construction of the underground services in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works (east of Tomken Road, north of Rathburn Road). (See REPORTS FROM MUNICIPAL OFFICERS - R-5).
- (f) To permit Kaneff Holdings Inc., (Huron Heights Subdivision Phase II) T-81050, to commence with the construction of the underground services from Mallorytown Avenue to the south limit of Area "A" in Draft Plan T-81050 and from Mallorytown Avenue to the north limit of Area "B" in Draft Plan T-81050, in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works (south of Eglinton Avenue East, west of Highway 403). (See REPORTS FROM MUNICIPAL OFFICERS - R-6).
- (g) To award Contract 12 241 85025 for the Supply of Hot Mix Asphaltic Concrete to Warren Bitulithic Limited (south and central districts) and Fermar Paving Limited (northern district) the total cost not to exceed the budgeted value of \$104,600.00 and to pass a by-law authorizing execution of the contract. (See REPORTS FROM MUNICIPAL OFFICERS - R-7, BY-LAWS 374-85 and 375-85).
- (h) To award Tender TR-18-1985 for the rental of nine (9) 70-passenger buses and two (2) 25-passenger mini vans with drivers for day camp routes to Penetang Midland Coach Lines Limited in the amount of \$30,069.00, this being the lowest tender received. (See REPORTS FROM MUNICIPAL OFFICERS - R-8).
- (i) To award Tender TR-22-1985 for the Landscape Development of Hurongate Park to McLean-Peister Limited, the low tenderer, in the amount of \$52,009.38; to approve the funding in the amount of \$90,000.00 proposed in the 1985 Capital Budget for the Landscape Development Hurongate Park; and to pass a by-law to authorize execution of the contract. (See REPORTS FROM MUNICIPAL OFFICERS - R-9, BY-LAWS 376-85).

14. MOTIONS CONTINUED

- (j) To issue a Mississauga Refreshment Vehicle Driver's Licence to Mr. Nunzio Fazzari under City of Mississauga By-law 436-83, subject to a review of the licence, by the Manager of Public Vehicle Licensing, in six months and twelve months time. (See REPORTS FROM MUNICIPAL OFFICERS - R-10).
- (k) To issue a Mississauga Taxicab Driver's Licence to Mr. Sukdeep Singh Grewal under City of Mississauga By-law 697-84, and that Mr. Grewal's progress be reviewed by the Manager of Public Vehicle Licensing at six month and twelve month intervals. (See REPORTS FROM MUNICIPAL OFFICERS - R-11).
- (l) To revoke the Mississauga Taxicab Driver's Licence issued to Mr. Rashphal S. Chahal under City of Mississauga By-law 697-84. (See REPORTS FROM MUNICIPAL OFFICERS - R-12).
- (m) To issue a Mississauga Taxicab Driver's Licence to Mr. Canman Batchelor under City of Mississauga By-law 697-84, subject to a review of the licence, by the Manager of Public Vehicle Licensing, with the applicant and his probation officer, every three months for the duration of Mr. Batchelor's probation, and further, that the Manager of Public Vehicle Licensing be satisfied that Mr. Batchelor is continuing to meet the necessary qualifications to be licensed; and the Licence Appeal Board and the Licence Manager receiving a letter of assessment from Dr. McGovern on behalf of Mr. Batchelor. (See REPORTS FROM MUNICIPAL OFFICERS - R-13).
- (n) To advise the Minister of Municipal Affairs and Housing that the City of Mississauga accepts the Provincial allocation of \$250,000.00 under the Commercial Area Improvement Program (1985-86 fiscal year) for the Clarkson Business Improvement Area. (See REPORTS FROM MUNICIPAL OFFICERS - R-15).
- (o) To pass by-laws in accordance with the direction of the Ontario Municipal Board with respect to lands owned by Westwood Dalewood Limited (Goreway Drive and Etude Drive) being in the forms provided as Exhibits No. 7 and 12 to the decision of the Ontario Municipal Board delivered on March 27, 1985. (See REPORTS FROM MUNICIPAL OFFICERS - R-16, BY-LAWS - 377-85 and 378-85).
- (p) To approve the Part Time and Temporary Rates for 1985 and beginning with the Part Time and Temporary Rate Report for 1986, rate changes will be made through approval of annual General Wage Increase percentage amounts on the various wage rates within the Part Time and Temporary Group. (See REPORTS FROM MUNICIPAL OFFICERS - R-17).

14. MOTIONS CONTINUED

THE FOLLOWING MOTIONS ARE INCLUDED PURSUANT TO THE CURRENT BUDGET DISCUSSIONS:

- (q) To increase the remuneration for the Mayor and Members of Council of The Corporation of the City of Mississauga by 4.0%, effective December 1, 1984 and to amend By-law 423-80, as amended, to reflect this increase. (See BY-LAWS - 379-85).
- (r) To increase the City of Mississauga non-union salary ranges by 4.0% effective January 1, 1985.
- (s) To increase the dental plan coverage for the City of Mississauga to 1985 Ontario Dental Association (ODA) Fee Schedule as of June 1, 1985.
- (t) To consider the allocation of funds for any expansion of the Mississauga Transit System in June, 1985, at the time of the annual review.

THE FOLLOWING MOTIONS ARE INCLUDED PURSUANT TO THE CAPITAL BUDGET DISCUSSIONS:

- (u) (i) To receive the report dated February 27, 1985, from the Commissioner of Engineering and Works relating to the request from Steelcase Canada Ltd. to have the following project included in the 1985-1989 Capital Budget:
 - reconstruction of Bramalea Road from the east branch of the Etobicoke Creek to the north City limits;
 - construction of a bridge on Drew Road over the east branch of the Etobicoke Creek;
- (ii) To advise Steelcase Canada Ltd. that the project has not been included in the Five Year Capital Budget and will be dealt with in conjunction with other needs in the municipality.
- (v) To give consideration in the 1986-1990 Capital Budget to the inclusion of the following road reconstruction projects:
 - Clarkson Road from the Canadian National Railway to South Sheridan Way;
 - Bexhill Road from Lakeshore Road to Contour Avenue.
- (w) To deposit the Wintario funds and/or development levies received in connection with the Erin Mills Pool to the cash-in-lieu of parkland account, after approval of the 1985 Capital Budget.
- (x) (i) To finance the proposed new Central Library from the capital reserve fund based on current budget contributions to the reserve fund;
- (ii) To target construction to commence in 1988, subject to Ontario Municipal Board approval of the financing for the outstanding balance of the funds required at the end of the 1985-88 Council term (\$3 million);
- (iii) To review and revise the financial plan in the 1986 Capital Budget;
- (vi) To instruct City and Library staff to develop a more precise estimate of space requirements, phasing possibilities and costs, as soon as possible;
- (v) To include Library Building levies in Appendix "A" to the report dated April 22, 1985, from the Commissioner of Finance.

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14. MOTIONS CONTINUED

- (y) To amend a section of the Payment-in-Lieu of Off Street Parking Program to read:
"the payment-in-lieu program would be applied on a City-wide basis and the funds accounted for in the area from which they were collected and used on a City-wide basis".
- (z) To table the following proposed motion until such time as the Meadowvale Theatre Committee makes its presentation to Council and a report has been prepared by the Commissioner of Recreation and Parks:
"THAT \$300,000.00 be approved for the purpose of preparing architectural drawings to be taken from Meadowvale recreation amenity funds, subject to a presentation being made to Council by the Meadowvale Theatre Committee in the near future, and if approved as the City of Mississauga Number One Recreational Capital Project for 1986."
- (aa) To receive the report dated March 20, 1985, from the Commissioner of Finance regarding the Impact of the 1985-1989 Capital Budget on future current budgets.
- (bb) To receive the report dated March 20, 1985, from the Commissioner of Finance on Debenture Policy.

THE FOLLOWING MOTION IS INCLUDED AT THE REQUEST OF COUNCILLOR M. MARLAND:

- (cc) To present Certificates of Recognition for ten years continuous service to Mississauga Crossing Guards.

11. BY-LAWS

- 310-85 A by-law to amend By-law 1-83, as amended, to appoint Parking Control Officers.
L.07.02.02
- 311-85 A by-law to accept miscellaneous Deeds and Transfers of Land.
E.01.01
- 312-85 A by-law to amend By-law 164-83, being a by-law to appoint members to the Board of Management for the Streetsville Business Improvement Association.
A.01.08.04
CL:R-851130-CL
- 313-85 A by-law to amend By-law 234-83 (The Fee By-law) being a by-law requiring payment of fees for information relating to land, buildings or structures in the municipality and for prescribing the amount of such fee, as a matter of housekeeping.
A.01.01

11. BY-LAWS CONTINUED

- 314-85 A by-law to authorize execution of a Site Development Plan Agreement with 399840 Ontario Limited with respect to residential development on lands being composed of Lot 245, Plan 43M-573 (4325 Jenkins Crescent), Lots 123-130 (Kingsbridge Garden Circle), Lots 183-189 (Regent's Terrace), Lots 191-201 (Cordoba Court), Lots 203, 204 (Regent's Terrace), Plan 43M-574.

C.01.03
CL-NR

- 315-85 A by-law to authorize execution of a Site Development Plan Agreement with Markborough Properties Limited and Packard Meadowpine Inc. with respect to residential development on lands being composed of Lot 5, Plan M-188 - Treviso Court.

C.01.03
CL-NR

- 316-85 A by-law to authorize execution of a Site Development Plan Agreement with Urban Equities Sherwood Inc. and George Wimpey Canada Limited with respect to residential development on lands being composed of Lots 197-209, 211-239, 246, 247, 249-258, 260-263, 265-275, Plan 43M-573 - Jenkins Crescent.

C.01.03
CL-NR

- 317-85 A by-law to authorize execution of a Site Development Plan Agreement with 577891 Ontario Corporation with respect to industrial development on lands being composed of Part of Block 12, Plan 43M-449 (Parts 1-3 on Plan 43R-12235) - 6355 and 6365 Kestrel Road.

C.01.03
CL-NR

- 318-85 A by-law to authorize execution of a Site Development Plan Agreement with Glen Cove Limited, 551619 Ontario Limited with respect to industrial development on lands being composed of part of Blocks 11 and 12, Plan 43M-453 (Parts 28 and 29 on Plan 43R-10520) - 316 Watline Avenue.

C.01.03
CL-NR

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11. BY-LAWS CONTINUED

- 319-85 A by-law to authorize execution of a Site Development Plan Agreement with 615146 Ontario Limited with respect to industrial development on lands being composed of Block 18, Plan 43M-449 - 6555 Kestrel Road.

C.01.03
CL-NR

- 320-85 A by-law to authorize execution of a Site Development Plan Agreement with Bill Howard Graphics Limited with respect to industrial development on lands being composed of Lot 2, Plan 43M-432 - 2585 Dunwin Drive.

C.01.03
CL-NR

- 321-85 A by-law to authorize execution of a Site Development Plan Agreement with J. McClure Holdings Limited with respect to industrial development on lands being composed of Part of Block 15, Plan 43M-453 (Part 8 on Plan 43R-10764) - 5623 McAdam Road.

C.01.03
CL-NR

- 322-85 A by-law to authorize execution of a Site Development Plan Agreement with Eaglemont Estates Inc. with respect to residential development on lands being composed of Lot 9, Plan 43M-432 - 2586 Dunwin Drive.

C.01.03
CL-NR

- 323-85 A by-law to authorize execution of a Site Development Plan Agreement with Craigmount Construction Company Limited with respect to residential development on lands being composed of Lots 9, 12, Plan 43M-570 - 483 Caribbean Court and 474 Caribbean Court.

C.01.03
CL-NR

- 324-85 A by-law to authorize execution of a Site Development Plan Agreement with Stackpole Limited with respect to industrial development on lands being composed of Lot 33, Concession 3, S.D.S. (Parts 1-19 on Plan 43R-1907) - 2430 Royal Windsor Drive.

C.01.03
CL-NR

11. BY-LAWS CONTINUED

- 325-85 A by-law to authorize execution of a Site Development Plan Agreement with David-Mart Investments Limited with respect to industrial development on lands being composed of Part of Lot 22, Concession 1, N.D.S. - 848 Burnhamthorpe Road West.

C.01.03
CL-NR

- 326-85 A by-law to authorize execution of a Site Development Plan Agreement with Rinald Developments Limited with respect to residential development on lands being composed of Lot 3, Block 17, Lot 4, Block 18, Lot 5, Block 19, Lot 6, Block 20, Plan 43M-562 - Bridewell Court.

C.01.03
CL-NR

- 327-85 A by-law to authorize execution of a Site Development Plan Agreement with Three A Construction Limited with respect to residential development on lands being composed of Lot 2, Plan 43M-481 - 184 Harborn Road.

C.01.03
CL-NR

- 328-85 A by-law to authorize execution of a Site Development Plan Agreement with Renato Gottardo, 433128 Ontario Limited, Gottardo Properties Limited, carrying on business and partnership as Gottardo Properties with respect to industrial development on lands being composed of Block 30, Plan 43M-449 - 947 Verbena Road and 6155 Kestrel Road.

C.01.03
CL-NR

- 329-85 A by-law to authorize execution of a Site Development Plan Agreement with S.E.J. Holdings Limited, S.H.L. Holdings Limited, Norsand Investments Limited, carrying on business as Dixie-Eglinton Construction with respect to industrial development on lands being composed of Part of Lot 1, Concession 3, E.H.S. - 5120 and 5130 Dixie Road.

C.01.03
CL-NR

- 330-85 A by-law to authorize execution of a Site Development Plan Agreement with Landrake Developments Inc. and Urban Equities Limited with respect to residential development on lands being composed of Lots 38-48 (Mayflower Drive), 78-86 (Mayflower Drive), 164-181 (Kingston Court), Plan 43M-573.

C.01.03
CL-NR

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11. BY-LAWS CONTINUED

- 331-85 A by-law to authorize execution of a Site Development Plan Agreement with Northgreen Estates Inc. with respect to industrial development on lands being composed of Part of Lot 7, Concession 4, E.H.S., (Parts 9 and 22 on Plan 43R-1147) - 1435 and 1445 Bonhill Road and 1550 Meyerside Road.

C.01.03
CL-NR

- 332-85 A by-law to authorize execution of a Site Development Plan Agreement with Ringo Construction Limited with respect to industrial development on lands being composed of part of Block B, Plan M-218 (Part 2, Plan 43R-5965 - 949 Kamato Road.

C.01.03
CL-NR

- 333-85 A by-law to authorize execution of a Financial Agreement and other related documents with The Erin Mills Development Corporation (south of Eglinton Avenue West, west of Mississauga Road.)

OZ/32/82

- 334-85 A by-law to authorize execution of a Financial Agreement and other related documents with West Beach Investments Limited (east side of Silver Birch Trail, south of Lakeshore Road.)

T-81001

- 335-85 A by-law to amend Zoning By-law 5500, as amended, in accordance with rezoning application OZ/2/75, T-75144, Everlast Construction Limited/Ben-Ted Construction Limited (east side of Bramalea Road, north of Derry Road East).

OZ/2/75, T-75144

- 336-85 A by-law to remove Block 139 from part-lot control to be zoned for semi-detached dwellings (west of Mavis Road, north of Rathburn Road).

M-503

- 337-85 A by-law to remove Block 101 from part-lot control to be zoned for semi-detached dwellings (west of Mavis Road, north of Rathburn Road).

M-389

11. BY-LAWS CONTINUED

- 338-85 A by-law to adopt Official Plan Amendment 67 (West Cooksville Secondary Plan).

OPA 67

- 339-85 A by-law to establish Part of Lot 7, Conc. 4, E.H.S. (Parts 1 and 2, Plan 43R-12185) (0.30 ft. reserve) as part of the municipal highway system to be known as Courtneypark Drive East.

F.02.02

- 340-85 A by-law to establish Block H, Plan M-310 (Part 2, Plan 43R-11928) (1 ft. reserve) as part of the municipal highway system to be known as Courtneypark Drive East.

F.02.02

- 341-85 A by-law to establish Block J, Plan M-159 (1 ft. reserve) as part of the municipal highway system to be known as Meadows Boulevard.

F.02.02

- 342-85 A by-law to establish Wharton Glen Avenue, Plan 598 (Part 1, Plan 43R-12296) (1 ft. reserve) as part of the municipal highway system to be known as Dundas Street East (Meffe Motel Site/Scarcello Developments.)

F.02.02

- 343-85 A by-law to authorize execution of various Common Ownership Agreements with respect to parts of Block III, Plan M-123 (Rolling Valley Drive and Rainbow Crescent located east of Glen Erin Drive, north of Rogers Road) pursuant to Land Division Committee Files "B"5/85-M to "B"12/85-M.

B.07.85005
LE-NR

- 344-85 A by-law to authorize execution of an Agreement with D.F.W. Enterprises Limited with respect to drainage of Part Lot 15, Conc. 1, N.D.S. (59 and 69 John Street) in accordance with Committee of Adjustment Files "A" 2 and "A" 12/18.

B.08.01
LE-NR

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11. BY-LAWS CONTINUED

- 345-85 A by-law to amend Zoning By-law 5500, as amended, in accordance with rezoning application OZ/78/75, N.H.D. Developments Limited (south of Derry Road East, at Columbus Road). (General Committee Recommendation 473-76 (March 29, 1976).

OZ/78/75

- 346-85 A by-law to amend Zoning By-law 5500, as amended, in accordance with rezoning application OZ/32/82, The Erin Mills Developments Corporation (south side of Eglinton Avenue West, west side of Mississauga Road). (General Committee Recommendation 522-84 (August 15, 1984).

OZ/78/75

- 347-85 A by-law to change the name of a public highway (Voyager Drive) Plan 43M-533 to Orbitor Drive. (General Committee Recommendation 357-85 (March 18, 1985).

F.02.07

- 348-85 A by-law to change the name of a public highway (International Boulevard) Plan 43M-584 to Commerce Boulevard. (General Committee Recommendation 357-85 (March 18, 1985).

F.02.07

- 349-85 A by-law to authorize execution of an agreement with Darlene Price for the operation of the concession at Lake Aquitaine for the period from May 15, 1985 to October 1, 1985. (General Committee Recommendation 437-85 (April 9, 1985)

E.04.02.03.35
LE-R:851001-LE

- 350-85 A by-law to authorize execution of an agreement with Alexander Temporale and Associates, Architects, under the Commercial Area Improvement Program to provide consulting services for the preparation of the Port Credit Business Improvement Area Storefront Improvement Study. (General Committee Recommendation 476-85 (April 9, 1985).

A.01.08.02

11. BY-LAWS CONTINUED

- 351-85 A by-law to accept a Transfer of Land located in the Credit River Valley, immediately south of Burnhamthorpe Road (Part of Lots 3, 4 & 5, Range 3, N.D.S., Block B, Plan 715 and the 1 ft. reserve adjacent to the northwest limit of Block B, Plan 715), conveyed gratuitously to the City by The Erin Mills Development Corporation. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 569-85).

E.03.06.03

- 352-85 A by-law to authorize execution of an agreement with Mediacom Inc. for the maintenance of City-owned bus shelters. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 570-85).

D.05.07

TR:R-880228-TR

- 353-85 A by-law to authorize execution of an agreement with the Ministry of Transportation and Communications with respect to the development of the automatic passenger counters system. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 571-85).

D.05.01

TR-NR

- 354-85 A by-law to authorize the temporary closure of Burnhamthorpe Road West, between Mississauga Road and Erin Mills Parkway on Sunday, May 26, 1985 between 12:00 noon and 4:00 P.M. for The Great Mississauga Care-A-Thon, 1985. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 576-85).

A.02.04.03.03

- 355-85 A by-law to amend Traffic By-law 444-79, as amended, to include in column 4 "No overnight parking" for the Front Street South (Lot #2) and Stavebank Road South (Lot #3). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 600-85).

F.06.04.02

- 356-85 A by-law to amend Traffic By-law 444-79, as amended, to remove the listing for Winding Trail, allowing long term on-street parking on the south side between 50 metres west of Dixie Road and Silver Spear Road for a maximum period of 72 hours. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 602-85).

F.06.04.02

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11. BY-LAWS CONTINUED

357-85 A by-law to levy the 1985 institutional tax on Universities, Colleges of Applied Arts and Technology and Public Hospitals payable in three instalments to coincide with due dates for the 1985 final tax levy. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 612-85).

J.06.02.01

358-85 A by-law to provide for the collection of the final tax levies for the year 1985. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 613-85).

J.06.02.01

359-85 A by-law to amend By-law 995-84, being a by-law for licensing, regulating and governing persons who carry on the business of leasing mobile signs. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 652-85).

L.09.03.01

360-85 A by-law to authorize execution of a License Agreement with Shortwave Marine Electronics Limited for the operation of a small boat docking facility at J.C. Saddington Park for a period of five successive seasons. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 659-85, UNFINISHED BUSINESS - UB-3.)

E.04.01
RE:R-893011-RE

361-85 A by-law to authorize execution of an agreement with Observatory Homes Inc. with respect to the waiving of the air-conditioning requirement in homes to be built under File T-79026 on Lots 16L, 22R, 23L, 25L and 25R (near the intersection of Tenth Line and Derry Road West). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 676-85).

T-79026

362-85 A by-law to authorize the erection of a truck restrictive barricade on that portion of public highway known as Whitney Drive lying between the projections of the side lot lines of Lot 12 on Plan 43M-431. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 677-85).

B.06.431.02

11. BY-LAWS CONTINUED

- 363-85 A by-law to allocate sums within the Capital Reserve Fund and to withdraw same therefrom as required to certain projects approved in the 1985 Capital Budget. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 666-85).

J.05.01

- 364-85 A by-law to allocate sums within the General Municipal Development Reserve Fund and to withdraw same therefrom as required for certain projects approved in the 1985 Capital Budget. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 666-85).

J.05.01

- 365-85 A by-law to reallocate sums to the unallocated balance of the Capital Reserve Fund from specifically allocated accounts for various capital projects. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 666-85).

J.05.01

- 366-85 A by-law to reallocate sums to the unallocated balance of the General Municipal Development Reserve Fund from specifically allocated accounts for various capital projects. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 666-85).

J.05.01

- 367-85 A by-law to transfer \$8,465,000.00 from the General Revenue Fund to the Capital Reserve Fund. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 666-85).

J.05.01

- 368-85 A by-law to transfer \$4,000,000.00 from the Capital Reserve Fund to the City Hall Building Reserve Fund. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 666-85).

J.05.01

- 369-85 A by-law to transfer \$1,500,000.00 from the General Revenue Fund to the Vehicles and Equipment Replacement Reserve Fund. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 666-85).

J.05.01

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11. BY-LAWS CONTINUED

- 370-85 A by-law to transfer \$700,000.00 from the Capital Reserve Fund to the Central Library Reserve Fund. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 666-85).

J.05.01

- 371-85 A by-law to transfer the unallocated balance from the Mavis Road Animal Control Centre Building Reserve Fund to the Capital Reserve Fund. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 666-85).

J.05.01

- 372-85 A by-law to close the Library Computer System Reserve Fund and to transfer the unallocated balance to the Capital Reserve Fund. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 666-85).

J.05.01

- 373-85 A by-law to to levy taxes for the year 1985. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 665-85).

J.04.01

- 374-85 A by-law to authorize execution of Contract 12 241 85025 for the Supply of Hot Mix Asphaltic Concrete with Warren Bitulithic Limited at various locations throughout the City of Mississauga. (See REPORTS FROM MUNICIPAL OFFICERS - R-7, MOTIONS - (g).)

- 375-85 A by-law to authorize execution of Contract 12 241 85025 for the Supply of Hot Mix Asphaltic Concrete with Fermar Paving Limited at various locations throughout the City of Mississauga. (See REPORTS FROM MUNICIPAL OFFICERS - R-7, MOTIONS - (g).)

- 376-85 A by-law to authorize execution of a contract for Tender TR-22-1985 for the Landscape Development in Hurongate Park with McLean-Peister Limited in the amount of \$52,009.38. (See REPORTS FROM MUNICIPAL OFFICERS - R-9, MOTIONS - (i).)

- 377-85 A by-law to amend Zoning By-law 5500, as amended, in accordance with rezoning application OZ/65/73, and the direction of the Ontario Municipal Board (Exhibit 7) with respect to lands owned by Westwood Dalewood Limited (south-east corner of Goreway Drive and Etude Drive). (See REPORTS FROM MUNICIPAL OFFICERS - R-16, MOTIONS - (o).)

OZ/65/73, OPA 62, T-81059

11. BY-LAWS CONTINUED

378-85 A by-law to amend Zoning By-law 5500, as amended, in accordance with rezoning application OZ/65/73, and the direction of the Ontario Municipal Board (Exhibit 12), with respect to lands owned by Westwood Dalewood Limited (south-east corner of Goreway Drive and Etude Drive - Block D, Plan 710). (See REPORTS FROM MUNICIPAL OFFICERS - R-16, MOTIONS - (o).)

OZ/65/73, OPA 62, T-81059

379-85 A by-law to amend By-law 423-80, as amended, being a by-law to provide for the annual remuneration of the Mayor and Members of Council of The Corporation of the City of Mississauga. (See MOTIONS - (q).)

J.04.01

16. OTHER BUSINESS

17. NEW BUSINESS

18. ENQUIRIES

19. NOTICES OF MOTION

20. IN CAMERA - Personnel Matter.

21. ADJOURNMENT

ADDITIONAL AGENDA FOR COUNCIL MEETING HELD ON MAY 13, 1985

4. ADDITIONAL DEPUTATIONS

(d) CALMIST HOLDINGS

OZ/56/84

Mr. R. Boxma, Perry, Farley & Onyschuk, will appear before Council with respect to General Committee Recommendation 685-85 Part (b) (May 8, 1985) (Planning Committee April 23, 1985) as follows:

- (b) That the application to amend the Zoning By-law under File OZ/56/84, Calmist Holdings Limited be approved subject to the applicant agreeing to satisfy the financial and all other requirements (including the provision of a right-of-way to serve future development on lands to the south) of the City and any other official agency concerned with the development of these lands and further that the concept plan and site plan be forwarded to the Planning Committee for consideration when available.

8. ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS

R-19 1985 CURRENT BUDGET

J.04.01

Report dated May 9, 1985, from E. M. Halliday, City Manager, recommending:

- (a) that the City's Manager's Recommended 1985 Current Budget, as amended by the report dated May 9, 1985, from the City Manager, resulting in a Net Tax Levy of \$64,212,166.00 and requiring a residential rate of 12.099 mills (3.6% increase over 1984), be approved;
- (b) that the staff positions recommended in the budget be approved subject to further review of position grades and hiring dates by the Personnel Department, and that the need for filling these additional positions during the year continue to be carefully evaluated;
- (c) that the reserves and reserve funds as shown on pages T004-T006 of the Non-Departmental section of the 1985 Current Budget, as amended by the report dated May 9, 1985, from the City Manager, be approved.

Resolution available.

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R-20 REC.&PARKS SALARY INCR.

J.04.12

Report dated May 9, 1985, from E. M. Halliday, City Manager, D. Bray, Director of Personnel and I. W. Scott, Commissioner of Recreation and Parks, recommending that:

- (a) the Full Time Hourly Non Union Recreation and Parks Department Employees salary range be increased by 4.0% effective May 1, 1985;
- (b) the Dental Plan coverage for the Full Time Hourly Non Union Recreation and Parks Department Employees be increased to the 1985 Ontario Dental Association (ODA) Fee Schedule effective June 1, 1985.

Resolution available.

R-21 PRESERVICING - FIELDGATE

T-83049

Report dated May 6, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Fieldgate Development and Construction Ltd., T-83049, be permitted to commence with the construction of the underground services, in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works (west side of Rockwood Road, north of Burnhamthorpe Road).

Resolution available.

R-22 PRESERVICING - WEST BEACH

T-81001

Report dated May 9, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that West Beach Investments Ltd., T-81001, be permitted to commence with the construction of the underground services, in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works (east side of Silver Birch Trail, south of Lakeshore Road West).

Resolution available.

R-23 CLOSED CIRCUIT TV SURVEY

K.03.01

Report dated April 26, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 12 331 85010 for Closed Circuit Television Survey of Storm Sewers be awarded to Underwater Tel-Eye Sewer Services Limited, the lowest bidder, in the amount of \$14,560.00, with expenditure not to exceed \$10,500.00 and that a by-law be passed authorizing execution of the contract.

Resolution/By-law available.

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R-24 CATCHBASIN/MANHOLE REPAIRS

K.03.01

Report dated April 25, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 12 441 85008 for Catchbasin and Manhole Repairs be awarded to Flag Construction Limited, the lowest bidder, in the amount of \$69,955.00 and that a by-law be passed authorizing execution of the contract.

Resolution/By-law available.

R-25 CULVERT HEADWALLS

K.03.01

Report dated April 25, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 12 241 85008A for Construction/Reconstruction of Culvert Headwalls be awarded to Petro Paving Ltd., the lowest bidder, in the amount of \$67,360.00 and that a by-law be passed authorizing execution of the contract.

Resolution/By-law available.

R-26 CATCHBASIN CLEANING

K.03.01

Report dated April 25, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 12 441 85007 for Catchbasin Cleaning be awarded to Superior Sewer Services Limited, the lowest bidder, in the amount of \$33,370.00 and that a by-law be passed authorizing execution of the contract.

Resolution/By-law available.

R-27 CURB CUTTING

K.03.01

Report dated April 26, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 12 281 85004 for Curb Cutting be awarded to MacDonald's Concrete Sawing Ltd., the lowest bidder, in the amount of \$30,625.00 and that a by-law be passed authorizing execution of the contract.

Resolution/By-law available.

R-28 ASPHALT PAVEMENT REPAIRS

K.03.01

Report dated May 7, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 12 241 85016 for Asphalt Pavement Repairs be awarded to Warren Bitulithic Limited, the lowest bidder, in the amount of \$672,445.40 and that a by-law be passed authorizing execution of the contract.

Resolution/By-law available.

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- R-29 CONCRETE SIDEWALK REPAIRS K.03.01
- Report dated May 7, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 12 221 85004 for Concrete Sidewalk Repairs be awarded to Fusillo Paving Company Limited, the lowest bidder, in the amount of \$336,820.00 and that a by-law be passed authorizing execution of the contract.
- Resolution/By-law available.
- R-30 ASPHALT RESURFACING K.03.01
- Report dated May 7, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 12 241 85021 for Asphalt Resurfacing be awarded to Roadtec Incorporated, the lowest bidder, in the amount of \$924,385.00 and that a by-law be passed authorizing execution of the contract.
- Resolution/By-law available.
- R-31 SODDING K.03.01
- Report dated May 7, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 12 241 85012 for Sodding be awarded to Country Sodding Co. Limited, the lowest bidder, in the amount of \$82,040.00 and that a by-law be passed authorizing execution of the contract.
- Resolution/By-law available.
- R-32 SUBDIVISION REPAIR WORKS J.05.01
- Report dated May 7, 1985, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 17 111 85157 for the Subdivision Repair Works in the City be awarded to Ferma Construction, the lowest bidder, in the amount of \$233,845.00 and that a by-law be passed authorizing execution of the contract.
- Resolution/By-law available.

11. ADDITIONAL MOTIONS

- (dd) To approve the City's Manager's Recommended 1985 Current Budget, as amended, resulting in a Net Tax Levy of \$64,212,166.00 and requiring a residential rate of 12.099 mills (3.6% increase over 1984); to approve the staff positions recommended in the budget subject to further review of position grades and hiring dates by the Personnel Department and to continue to carefully evaluate the need for filling these additional positions during the year; and to approve the reserves and reserve funds as shown on pages T004-T006 of the Non-Departmental section of the 1985 Current Budget, as amended. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-19.)

- (ee) To increase the Full Time Hourly Non Union Recreation and Parks Department Employees salary range by 4.0% effective May 1, 1985 and to increase the Dental Plan coverage for the Full Time Hourly Non Union Recreation and Parks Department Employees to the 1985 Ontario Dental Association (ODA) Fee Schedule effective June 1, 1985. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-20.)
- (ff) To permit Fieldgate Development and Construction Ltd., T-83049, to commence with the construction of the underground services, in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works (west side of Rockwood Road, north of Burnhamthorpe Road). (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-21.)
- (gg) To permit West Beach Investments Ltd., T-81001, to commence with the construction of the underground services, in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works (east side of Silver Birch Trail, south of Lakeshore Road West). (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-22.)
- (hh) To award Contract 12 331 85010 for Closed Circuit Television Survey of Storm Sewers to Underwater Tel-Eye Sewer Services Limited, the lowest bidder, in the amount of \$14,560.00, with expenditure not to exceed \$10,500.00 and that a by-law be passed authorizing execution of the contract. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-23, ADDITIONAL BY-LAWS 380-85.)
- (ii) To award Contract 12 441 85008 for Catchbasin and Manhole Repairs to Flag Construction Limited, the lowest bidder, in the amount of \$69,955.00 and that a by-law be passed authorizing execution of the contract. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-24, ADDITIONAL BY-LAWS 381-85.)
- (jj) To award Contract 12 241 85008A for Construction/Reconstruction of Culvert Headwalls to Petro Paving Ltd., the lowest bidder, in the amount of \$67,360.00 and that a by-law be passed authorizing execution of the contract. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-25, ADDITIONAL BY-LAWS 382-85.)
- (kk) To award Contract 12 441 85007 for Catchbasin Cleaning to Superior Sewer Services Limited, the lowest bidder, in the amount of \$33,370.00 and that a by-law be passed authorizing execution of the contract. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-26, ADDITIONAL BY-LAWS 383-85.)
- (ll) To award Contract 12 281 85004 for Curb Cutting to MacDonald's Concrete Sawing Ltd., the lowest bidder, in the amount of \$30,625.00 and that a by-law be passed authorizing execution of the contract. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-27, ADDITIONAL BY-LAWS 384-85.)

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- (mm) To award Contract 12 241 85016 for Asphalt Pavement Repairs to Warren Bitulithic Limited, the lowest bidder, in the amount of \$672,445.40 and that a by-law be passed authorizing execution of the contract. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-28, ADDITIONAL BY-LAWS 385-85.)
- (nn) To award Contract 12 221 85004 for Concrete Sidewalk Repairs to Fusillo Paving Company Limited, the lowest bidder, in the amount of \$336,820.00 and that a by-law be passed authorizing execution of the contract. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-29, ADDITIONAL BY-LAWS 386-85.)
- (oo) To award Contract 12 241 85021 for Asphalt Resurfacing to Roadtec Incorporated, the lowest bidder, in the amount of \$924,385.00 and that a by-law be passed authorizing execution of the contract. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-30, ADDITIONAL BY-LAWS 387-85.)
- (pp) To award Contract 12 241 85012 for Sodding to Country Sodding Co. Limited, the lowest bidder, in the amount of \$82,040.00 and that a by-law be passed authorizing execution of the contract. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-31, ADDITIONAL BY-LAWS 388-85.)
- (qq) To award Contract 17 111 85157 for the Subdivision Repair Works in the City to Ferma Construction, the lowest bidder, in the amount of \$233,845.00 and that a by-law be passed authorizing execution of the contract. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-32, ADDITIONAL BY-LAWS 389-85.)

11. ADDITIONAL BY-LAWS

- 380-85 A by-law to authorize execution of a contract for Closed Circuit Television Survey of Storm Sewers with Underwater Tel-Eye Sewer Services Limited, the lowest bidder, in the amount of \$14,560.00. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-23, ADDITIONAL MOTIONS - (dd)).

K.03.01

- 381-85 A by-law to authorize execution of a contract for Catchbasin and Manhole Repairs with Flag Construction Limited, the lowest bidder, in the amount of \$69,955.00. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-24, ADDITIONAL MOTIONS - (ee)).

K.03.01

- 382-85 A by-law to authorize execution of a contract for Construction/Reconstruction of Culvert Headwalls with Petro Paving Ltd., the lowest bidder, in the amount of \$67,360.00. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-25, ADDITIONAL MOTIONS - (ff)).

K.03.01

May 13, 1985
Page 7

- 383-85 A by-law to authorize execution of a contract for Catchbasin Cleaning with Superior Sewer Services Limited, the lowest bidder, in the amount of \$33,370.00. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-26, ADDITIONAL MOTIONS - (gg)).

K.03.01

- 384-85 A by-law to authorize execution of a contract for Curb Cutting with MacDonald's Concrete Sawing Ltd., the lowest bidder, in the amount of \$30,625.00. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-27, ADDITIONAL MOTIONS - (hh)).

K.03.01

- 385-85 A by-law to authorize execution of a contract for Asphalt Pavement Repairs with Warren Bitulithic Limited, the lowest bidder, in the amount of \$672,445.40. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-28, ADDITIONAL MOTIONS - (ii)).

K.03.01

- 386-85 A by-law to authorize execution of a contract for Concrete Sidewalk Repairs with Fusillo Paving Company Limited, the lowest bidder, in the amount of \$336,820.00. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-29, ADDITIONAL MOTIONS - (jj)).

K.03.01

- 387-85 A by-law to authorize execution of a contract for Asphalt Resurfacing with Roadtec Incorporated, the lowest bidder, in the amount of \$924,385.00. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-30, ADDITIONAL MOTIONS - (kk)).

K.03.01

- 388-85 A by-law to authorize execution of a contract for Sodding with Country Sodding Co. Limited, the lowest bidder, in the amount of \$82,040.00. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-31, ADDITIONAL MOTIONS - (ll)).

K.03.01

- 389-85 A by-law to authorize execution of a contract for Subdivision Repair Works in the City with to Ferma Construction, the lowest bidder, in the amount of \$233,845.00. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-32, ADDITIONAL MOTIONS - (mm)).

J.05.01

May 13, 1985
Page 8

390-85 A by-law to establish the road allowance within Plans M-56, M-57, M-58, M-59 and M-60 as a public highway and part of the municipal highway system (north of Burnhamthorpe Road East, east of Dixie Road). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION - 673-85).

B.06.56.02

391-85 A by-law to amend Zoning By-law 5500, as amended, in accordance with rezoning application OZ-55-83, Markborough Properties Limited (northwest corner of Eglinton Avenue West and Creditview Road). (General Committee Recommendation 501-85 (April 9, 1985).

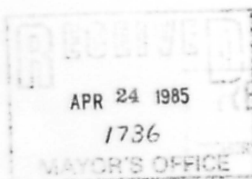
OZ-53-83



THE MISSISSAUGA HOSPITAL
AUXILIARY

100 QUEENSWAY WEST, MISSISSAUGA, ONTARIO

C.A. DATE MAY 08 1985



137. Haplenwood Rd

Mississauga L5G 2Y9

364 Apr. 22. 1985.

APR 26 1985

FILE NO A02-04-03-02

CLERK'S DEPARTMENT

The Mayor.
City of Mississauga.

Dear Mr. McCollon,

On May 2nd, last year you very kindly
consented to officially open our Newly
New Shop at 2194. Hurontario St.

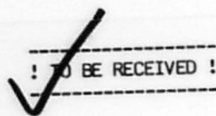
You wished us well and expressed
the hope that we would prosper.

You may be interested to know
that as a result of our efforts we
have been able to donate the really
remarkable sum of \$26,000.00 to the
Hospital Auxiliary to date.

I am yours sincerely,

Opillie Penny

Convener. Newly New Shop.



MRS. A. B. PENNY

I-2 **Gana Contracting Inc.**

132 ASHBRIDGE CIRCLE, WOODBRIDGE, ONTARIO
851-5595 L4L 3R5

May 1, 1985.

C. A. DATE MAY 08 1985

MAY 6 1985

4031

1914

Mayor H. McCallion
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

H-01-09

C. A. DATE MAY 03 1985

Dear Mayor McCallion:

Not only do we knock on your door with complaints when things go wrong, but this time I would like to commend your staff and extend a note of appreciation to them.

I am referring to the issuance of a building permit for Trophy Foods Inc. at 6555 Kestrel Road. I would like to acquaint you with some of the details and inform you that Trophy Foods (presently in Brampton) will be moving their head office to Mississauga.

In order for Trophy Foods to even consider this relocation, they had to have assurances that their plant would be operational by July 5th of this year. Negotiations took place in March, at which time we contacted your Industrial Commissioner, Mr. Gord Johnstone, for an indication of when the building permit could be issued. Upon his assurance of plans being processed speedily and a permit issued by April 15th, we contracted to do the work and also accepted a \$2,000.00 a day penalty if the plant area is not ready by the beginning of July.

The building permit was actually issued on April 17th and today construction is progressing right on schedule.

Although Mr. Johnstone may have been instrumental in bringing about these circumstances, other people were directly responsible as well. I would particularly like to extend a genuine thank you to Mr. Garry Birch (Building Department), Mr. Keith Lew and Mr. Roger Howard (Site Planning), Mr. Rick Stroud (Region of Peel) and all the numerous other members of your staff who did their work so efficiently.

....2

✓
TO BE RECEIVED
COPY HAS BEEN SENT TO
C. JOHNSTONE, EDMUNDS/A. FRANKS
REGION OF PEEL

I-2-a

Mayor McCallion

Page 2

Thank you again, and be assured that, as in the past, we will continue in our endeavour to promote the growth of a "young" City and erect industrial buildings that Mississauga will be proud to claim as being in their City.

Yours respectfully,

GANAC CONTRACTING INC.



Lawrence Gottardo



TRI-ALPHA PUBLICATIONS INC.

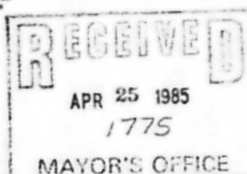
10 MATLOCK AVENUE • STREETSVILLE • MISSISSAUGA • ONTARIO • L5N 1G1 • TELEPHONE: (416) 821-4155

I-3

C.A. DATE

MAY 08 1985

April 24, 1985



Mayor Hazel McCallion,
City of Mississauga,
1 City Centre Drive,
MISSISSAUGA, Ontario.
L5B 1M2

3645

APR 26 1985

H-01-09

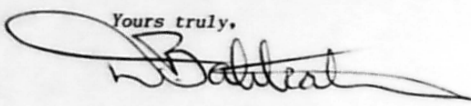
Dear Madam Mayor:

I would like to take this opportunity to express my appreciation for the cooperation and assistance we have received from the various departments at City Hall in making available information for our publications, the "Tri-Community Services Directories".

In particular, I would like to thank Mr. Jim Hoshko and Carol Molinar for their patience, courtesy and assistance in compiling the ever changing information for the "Community Section" and "Guide to City Hall" which so many residents have found informative and useful.

It is a sincere pleasure to work with the knowledgeable staff at City Hall and we look forward to keeping our readers up-to-date as the City of Mississauga continues to expand and grow.

Yours truly,


DAINIS BALTKALNS,
President.

DB/c

✓
TO BE RECEIVED
✓ COPY HAS BEEN SENT TO
M. EGAN

I-4

C.A. DATE MAY 08 1985

4091 Bishopstoke Lane,
Mississauga, Ontario,
L4Z 1J1.

APR 18 1985

1658

April 9, 1985.

RECEIVED
3536
APR 24 1985
F0207
CLERK'S DEPARTMENT

Mayor Hazel McCallion,
Mississauga City Hall,
Mississauga.

Your Worship:

First of all, may I welcome you back from your trip to Japan and I hope that, once again, you have been successful in attracting some new businesses to our City.

Secondly, please allow me to solicit your assistance in a little problem that my wife and myself have recently been faced with and that I am very confident you will endeavour to solve.

In November 1984, we put a \$5,000 deposit on a house to be built by DeVale Homes on Meadow Park Drive - between Central Parkway and Woodington on the south side of Rathburn.

Recently, we noticed that a street sign was put on the Crescent and, to our complete amazement, the name read "ANGELONI CRESCENT".

We wrote to City Hall and 'complained' about the change in name and, especially, about the new name chosen. Please do not misunderstand me, I am not in any way against Italians - as a matter of fact, I am half-Italian and all my friends are Italian. We are quite concerned with the new name because it sounds rather strange and also because it is the only such street name in the area - (surrounded by Woodington, Rathburn, Central Parkway, Chalfield, Dursley, Meadows Blvd., etc.) - not to mention the fact that Meadow Park Drive sounds more classy, prestigious and also very pleasing to the ear.

We received a rather strong letter from Councillor Larry Taylor who contended that the Angeloni family were "pioneers in Cooksville and are pillars of the community and the street is appropriately named after them." Whereas, obviously, I have nothing against the Angeloni family, I still think that it is unfair that a street name is changed just because a Councilor decides so.

✓
TO BE RECEIVED
COPY HAS BEEN SENT TO
COUNCILLOR L. TAYLOR

I-4-a

- 2 -

I, telephonically, discussed the matter with Mr. Taylor's wife and at one point, Mrs. Taylor admitted that the Angelonis were "very good people and very good friends."

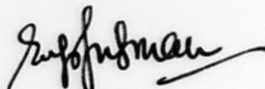
Today, we received the enclosed flyer from Mr. Taylor's Campaign Office. As you can see, the enclosed flyer even shows a picture of MARIO ANGELONI with a caption that praises the Councillor. On receipt of the Flyer, I talked to Mr. Taylor who bluntly told me "I don't care what you think. Angeloni Crescent has been approved and it will stay." I feel that this is definitely abuse of power. I feel that as a taxpayer I have the right to fight even a Councillor on the choice of a street name, especially when the name given is just the name of a friend of a politician and, possibly, a friend who financially assists Mr. Taylor in his campaigns.

Please endeavour to change the street name - if not for anything else, just not to encourage PATRONAGE and NEPOTISM in our City.

If a multicultural name has to be used, I suggest a famous Italian name such as Dante, Verdi or Cabot.

I thank you for your assistance and remain,

Yours truly,



Enzo Gusman

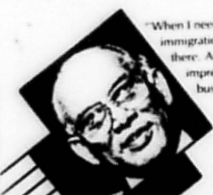
Encl.

**ON
MAY 2nd
ELECT**

LARRY TAYLOR

OUR NEXT M.P.P.

I-4-b



"When I needed help with an immigration problem, Larry was there. As a businessman I'm also impressed with his stand on small business."

LEWIS LAWRENCE
Travel Agent



"Larry is well known for his concerns on health issues. As well as being involved with our needs he was the catalyst for the formation of Mississauga's first Community Health Centre Committee."

JULIE MORRIS
Vice-President
Alzheimer Society of Peel



"Larry has committed himself to work for multiculturalism. As a senior citizen, I like what he has done for us."

MARIO ANGELONI
Retired



NO POSTAGE NECESSARY
IF MAILED IN CANADA
Postage will be paid by



The Committee To Elect
LARRY TAYLOR FOR M.P.P.
1077 NORTH SERVICE RD.
UNIT #32
MISSISSAUGA, ONTARIO
L4Z 9Z9

WORKING FOR OUR COMMUNITY

AN OUTSTANDING RECORD

- * Larry Taylor is 36 years old, married and a Mississauga resident for 15 years.
- * Larry has been a City Councillor for nine years and has served on more than 24 Municipal Committees. He has been Chairman of nine important committees including Transit, Planning and Social Services.
- * Larry Taylor is proud to have been a Major influence on many important organizations including:
Peel Condominium Association
Mississauga Valley Community Association
Mississauga Community Health Centre
Mississauga Multicultural Festival
- * Larry is also credited with the successful completion of The Valley Community Centre, The Terry Fox Fitness and Aquatic Centre, Mississauga Community Club Building and the New Major Town Centre.

LARRY TAYLOR MPP ELECT



1077 NORTH SERVICE RD.
UNIT # 32
MISSISSAUGA, ONTARIO
L4Y 1A6
896-0970
Campaign Office:
or 270-0780

During this election Larry Taylor will be dealing with issues that affect all of us: Day Care, Women's Issues, Government Spending, Abuses, Education and Unemployment are only some of the areas that need attention. If you would like to talk to Larry Taylor about your concerns call:

LARRY



As a result of positive support from many cultural groups we can offer lawn signs in most languages. Please specify what language you would like on your sign.

☐ I would like a 2' x 4' sign.
☐ I would like a small lawn sign.
☐ In English.
☐ Other: (Specify)

Name: _____
Address: _____
Postal Code: _____
Tel. # _____

☐ Put up signs
☐ Telephoning
☐ Office
☐ Canvass
☐ Make a donation
☐ Hold coffee party

YES! I would like to help.

EXPERIENCE



Larry Taylor's community service has often been recognized. In 1980 he was awarded the prestigious Outstanding Young Citizen of Mississauga by the Mississauga J.C.'s. In 1981 Larry was presented a plaque by the Mississauga Central Lions Club for his "Outstanding Contribution as Councillor" for Mississauga.

DEDICATION

The important issues Larry will be dealing with in this election include:

TOXIC WASTE:

Larry Taylor has demonstrated a long standing commitment to environmental protection. As our next MPP Larry will fight to stop the proposed Toxic Waste Dump.

PROPERTY ASSESSMENT:

Larry Taylor is fighting to change the existing outdated and unfair Property Assessment System. Condominium and single family homeowners alike are suffering from a system administered by the incumbent MPP.

REPRESENTATION:

Larry Taylor is supported by a "Community Coalition". People from all three parties, ethnic groups, ratepayers and community groups are working to elect the **BEST PERSON** for Mississauga East.

ACTIVE

COMMITMENT



I-5

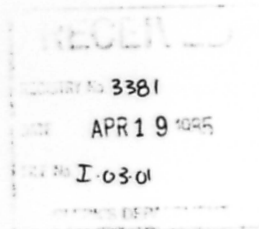


C.A. DATE MAY 08 1985

1478 Woodeden Drive
Mississauga, Ontario
L5H 2T9
Phone: 278-1674

March 29, 1985

Rick Doyle
Director - Parks
City of Mississauga



Dear Rick,

Further to our telephone conversation, the Clarkson/Lorne Park Baseball Association would like to purchase trees for Birchwood Park at a value of approximately \$2200.00. We would anticipate this amount would purchase 11 good sized trees.

We will be glad to meet with you to determine suitable locations for these trees.

Bruce Aikman
Vice President
Clarkson/Lorne Park Baseball Association

c.c. Councillor M. Marland
J. Fargey

✓
! TO BE RECEIVED !

RECEIVED
APR 2 1985
RECREATION & PARKS
DEPT.

I-6



Canadian-Slovene Group - Kanadsko-Slovenska Skupina

For Cultural Exchanges

Za Kulturne Izmenjave

P.O. BOX 1094, STATION "B"

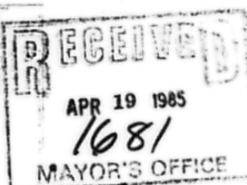
MISSISSAUGA, ONT. CANADA L4Y 3W4

MAY 08 1985

April 14, 1985

The Corporation of the City of Mississauga,
1 City Centre Drive,
Mississauga, Ont., L5B 1M2

Att.: Mr. Larry Taylor, Councillor



Dear Mr. Taylor:

As a Slovenian organization based in Mississauga, we are compelled to write this letter in support of the Mayor, Mrs. Hazel McCallion, and to disclaim the criticism directed against Mayor's visit to Slovenia - Yugoslavia, in July, 1984, by the Tabor, American Slovenian Anti-Communist War Veterans Association, in their letter of February 15, 1985, signed by Stane Plesko and Peter Urbanc.

Predominant number of Slovenian Canadians pride themselves with being hard working, resourceful, law-obiding and honest citizens. The majority of us settled in Canada in the 1950's because of better economic opportunities. This, however, cannot be said for a minority of Slovenians, who fled Slovenia-Yugoslavia with the retrieving German army, in 1945. This group of people fled for political reasons, fearing the consequences for collaborating with the enemy. This faction is responsible also for the letter, in which they criticize Mayor's visit to Slovenia - Yugoslavia and for describing their false martyrdom to the unsuspected people and have even the opportunity to publish such vulgar criticism in the newspapers. In addition to this, they are responsible for recent barrage of unsigned hate literature, being distributed secretly under the cover of night, in which Slovenian organizations and businesses have been attacked with their political propaganda, for having normal relations and ties with the homeland.

The Slovenian community in Mississauga and elsewhere is appaled, especially over the Mayor's criticism and is showing full support for the Mayor's visit to Slovenia - Yugoslavia and for the friendly ties between Canada and Yugoslavia.

The Tabor organization, claiming to be an association of anti-communist war veterans, is known to the Slovenians only as a minority group of politically motivated individuals, who have never been

cont. on next page

I-6-a

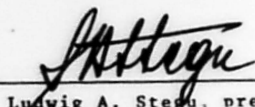
supported by the Slovenian community at large, therefore they have no mandate to speak on behalf of the Slovenians in Mississauga, or for that matter anywhere in Canada. Tabor organization, which is known to have transferred their headquarters from Argentina to Toronto, is comprised of those individuals who gave allegiance to Hitler and faithfully served their fascist and nazi masters. During the war they were organized into military and clandestine units and carried out brutal killings, not only of the Partisans, but also of countless innocent civilians. In addition to this, they helped the nazis with deportation of many to concentration camps from where they never returned. This is but a miniature portrait of individuals who managed to escape after the war with retrieving German army and found new fertile grounds in countries like Argentina, U.S.A and Canada, under the slogan of "anti-communist war veterans". Wouldn't it be very interesting to find out if any of these people were accepted as members of the Canadian Legion? Their past and the crimes they committed during the war are well documented; in written words and by the living witnesses. The name of this association is sonanamous of such groups; it serves them well as a camouflage for hiding their shamful past.

To the Mayor, Mrs. Hazel McCallion and her husband, the Slovenians in Mississauga and elsewhere in Canada, are greatful for having visited our native homeland. This way she can describe herself what she has seen and found in Skofja Loka, Slovenia - Yugoslavia.

We sincerely hope and expect of the Council of the City of Mississauga to persue and support the idea of the twinning of the cities of Ljubljana, the capital of Slovenia and of our great city of Mississauga.

With best regards,

Canadian - Slovene group
for cultural exchanges



Ludwig A. Stegu, president

cc: Mayor, Hazel McCallion ✓

I-6-h

ZVEZA DRUŠTEV SLOVENSKIH PROTIKOMUNISTIČ
TABOR

V

AMERICAN SLOVENIAN ANTI-COMMUNIST WAR VETERANS ASSOCIATION
CONFEDERACION DE LOS ANTICOMUNISTAS ESLOVENOS UNIDOS

Municipal Council of the
City of Mississauga

2054

Feb 15, 1985

FEB 23 1985

0830

DATE MAR 8 1985

Dear Sirs-,

FILE NO A0401

C.A. DATE MAR 18 1985

CLERK'S DEPARTMENT

It is with great sadness that we noticed the presence of your Mayor Hazel McCallion and her husband at the annual picnic in Skofja Loka-Yugoslavia. The festivities are nothing else but a very strong propaganda for Slovenian communist party and revolution. We do enclose some material proving our point.

It is one thing to have correct relations with communist countries on diplomatic and consular level but it is quite another thing to give credit and prestige by the presence of our municipal representatives at such gatherings. You our representatives are freely elected not so in communist countries.

The appearance of your Mayor in Skofja Loka is a slap into the face of Slovenian democratic opposition.

We urge the council not to pursue in this line of "foreign relations". Next thing can happen to shame us all would be declaration that Mississauga is a twin city of some municipality in Slovenia.

Tabor is active in Ontario and quite a few members are resident of Mississauga. At our last general meeting it was decided to send you this letter of protest.

for TABOR

Stane Pleško

Peter Urbanc

Peter Urbanc
1 Daleberry Pl.
Don Mills, Ont. M3B 2A5

TO BE RECEIVED :



Department of the City Clerk

City Hall, Toronto, Ontario, Canada M5H 2N2

Roy V. Henderson / City Clerk

Barbara Caplan / Deputy City Clerk

RECEIVED

REGISTRY No. 3550

DATE APR 25 1985

FILE No. A-020303-07

CLERK'S DEPARTMENT

Ms. Lisa Castelin 947-7039

April 17, 1984

C.A. DATE MAY 08 1985

TO: ONTARIO MUNICIPALITIES
(known to have been subject to termite infestation)

* At its meeting held on April 9, 1985, City Council adopted the attached Clause 20 of Report No. 6 of the Neighbourhoods Committee and accordingly decided to forward for information the attached Report entitled "Termite Monitor 1985 - Termite and Carpenter Ant Control" to the following:

- (a) The Ontario Minister of the Environment in compliance with his Ministry's requirement for an annual report;
- (b) The Ontario Minister of Municipal Affairs and Housing;
- (c) The Federal Minister responsible for Canada Mortgage and Housing Corporation;
- (d) The municipalities within Metropolitan Toronto.
- (e) All Ontario municipalities known to have been subject to termite infestation;
- (f) The Association of Municipalities of Ontario;

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
FRANKS

..2..

* COPY OF THIS REPORT IS HELD IN THE CLERK'S DEPT.

I-7-a

- 2 -

April 17, 1985

- (g) The Federation of Canadian Municipalities; and
- (h) University of Toronto, Faculty of Forestry.

Yours truly,

Ray V. Henderson
City Clerk

LC/tm
LC

Encl.

- The Honourable Morley C. Kells
Minister of the Environment for Ontario
135 St. Clair Avenue West, Ste. 100, Toronto, Ontario M4V 1P5
- The Honourable Dennis R. Timbrell
Minister of Municipal Affairs
and Housing for Ontario,
17th Floor, 777 Bay Street, Toronto, Ontario M5G 2E5
- The Honourable William McKnight
Minister Responsible for Canada Mortgage
and Housing Corporation
Ottawa, Ontario K1A 0A6
- Ontario Municipalities
(known to have been subject to termite infestation)
- Association of Municipalities of Ontario
100 University Avenue, Ste. 902
Toronto, Ontario M5J 1V6
Attn: Mrs. Gloria Marchissano, Resolutions Co-ordinator
- Federation of Canadian Municipalities
112 Kent Street, Ste. 1318
Ottawa, Ontario K1P 5P2
Attn: Mr. James W. Knight, Executive Director
- Professor David Love, Dean, Faculty of Forestry
University of Toronto
203 College Street, Toronto, Ontario M5S 1A1
- c.c. Commissioner of Buildings and Inspections
Commissioner of Planning and Development
City Clerk, Attn: Ms. I. Thompson

I-7-h

CITY OF TORONTO
DEPARTMENT OF THE
CITY CLERK

CLAUSE EMBODIED IN REPORT NO. 6 OF THE
NEIGHBOURHOODS COMMITTEE WHICH WAS ADOPTED
BY CITY COUNCIL AT ITS MEETING HELD ON
APRIL 9, 1985.

20

TERMITE MONITOR 1985 - TERMITE AND CARPENTER ANT CONTROL

The Committee recommends the adoption of the joint report (March 5, 1985) from the Commissioner of Planning and Development and the Commissioner of Buildings and Inspections.

The Committee advises that it has requested the Commissioner of Buildings and Inspections to write to people in the Kensington Market area warning them about growing crops in this area which has been treated against termite infestation, if his Department has not already done so.

Subject: Termite Monitor 1985 - Termite and Carpenter Ant Control.

Origin: Commissioner of Planning and Development and Commissioner of Buildings and Inspection (c71nhc85032:109)

Comments: The document submitted herewith for your Committee's information, entitled Termite Monitor 1985, Termite and Carpenter Ant Control is the first in an annual series of Termite Monitors began this year by the Planning and Development Department, in co-operation with the Buildings and Inspections Department. The document will:

- Serve as a progress report since the publication of the detailed review and evaluation of the City's termite control program in May 1983.
- Serve also as the annual report on the operation of the termite control program required by the Ontario Ministry of the Environment from the City as a condition for continuation of their financial support.
- Be of interest to property owners, real estate professionals and other concerned groups and individuals.

The document will be available to members of the public through the City Clerk's Resource Centre.

Recommendations:

1. That this report, along with the Termite Monitor 1985, be received for information.
2. That copies of the Monitor be forwarded for information to:
 - (a) The Ontario Minister of the Environment in compliance with his Ministry's requirement for an annual report;
 - (b) The Ontario Minister of Municipal Affairs and Housing;

I-7-c

- (c) The Federal Minister responsible for Canada Mortgage and Housing Corporation;
- (d) The municipalities within Metropolitan Toronto.
- (e) All Ontario municipalities known to have been subject to termite infestation;
- (f) The Association of Municipalities of Ontario;
- (g) The Federation of Canadian Municipalities; and
- (h) University of Toronto, Faculty of Forestry.

Copies of the report (February, 1985) entitled "Termite Monitor 1985, Termite and Carpenter Ant Control", prepared by the Planning and Development Department have been distributed to Members of City Council under separate cover, and are on file in the City Clerk's Department.



THE DUFFERIN-PEEL ROMAN CATHOLIC SEPARATE SCHOOL BOARD
LE CONSEIL DES ECOLES SEPARÉES CATHOLIQUES ROMAINES DE DUFFERIN ET PEEL

I-8

April 17, 1985

C.A. DATE MAY 08 1985

RECEIVED

REGISTRY No 3454

APR 22 1985

NO. A02070301

CLERK'S DEPARTMENT

The City of Mississauga,
Office of the Clerk,
1 City Centre Drive,
Mississauga, Ontario
L5B 1M2

Attention of Mr. T. Julian

Dear Sir:

SUBJECT: Elementary School : Mill Rate Levy

At the Board Meeting on April 16, 1985, the Board approved its 1985 Budget. At this meeting it was established that the 1985 Residential and Commercial mill rates to be levied against Separate School assessment assigned to this Board, will be at the same rates as levied by the Board of Education for Elementary purposes, namely 17.440 Residential and 20.528 Commercial.

We are also at this time requesting a further payment of the instalment of the levy due the 31st day of March to adjust the amount from 25% of the previous year's levy to 25% of the 1985 levy.

It is our understanding, and confirmed by the Board's auditors Thorn Riddell, that in addition to this levy for 1985 the Board shall receive \$22,224 relating to the 1984 overlevy and the Payment in Lieu of Taxes, as described in G. Gent's attachment to the 1984 "Confirmation of Auditors".

The allocation of Provincial Grants and other Funds will follow after the actual mill rates from all municipalities have been determined.

Yours very truly,

THE DUFFERIN-PEEL R.C.S.S. BOARD

R.E. LeMay
Superintendent of Business Affairs

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. H. MUNDEN

755 The Queensway East, Mississauga, Ontario L4Y 4E5 Tel: (416) 270-4630

I-9



Meadowvale Village Community Association
Meadowvale Village, Ontario
L0J 1K0

April 25, 1985.

C.A. DATE MAY 08 1985

Credit Valley Preservationists,
5372 Drenkelly Ct.,
MISSISSAUGA, Ont. L5M 2H4

Att'n: Mr. Peter Orphanos

Dear Peter:

Re: Derry Road Realignment

Thank you for meeting with Manfred Bender and myself to discuss your opposition to the preferred Route 1 realignment of Derry Road around the Heritage Village of Meadowvale.

We were surprised to learn of your opposition in a newspaper article which appeared in the Mississauga News, April 17, 1985. Your opposition comes after the conclusion of an extensive ten year study involving Municipal, Regional and Provincial levels of government as well as several other concerned and interested parties, including Meadowvale Village residents. Since you offered no new solution to the realignment matter, other than considering a southerly route which has previously been studied and found unacceptable, we cannot support your efforts to study this matter further.

Should you wish any further discussion in this regard, please do not hesitate to contact the writer.

Yours very truly,

MEADOWVALE VILLAGE COMM.ASSOC.

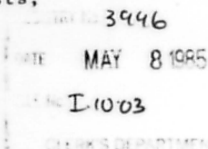
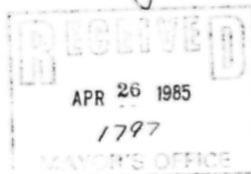
Jas. F. Holmes,
Chairman

JPH:ph

c.c. Councillor Ted Southorn
Commissioner Bill Anderson
Glen Schnarr, Gen.Mngr. CVCA
L.A.C.A.C.

TO PRESERVE THE QUALITY OF LIFE.

Mayor Hazel McCallion
Hard to believe!
Jim



✓
TO BE RECEIVED !



BY COURIER

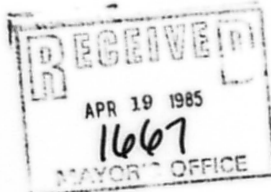
85/344
Apr 13 I-9-a

CREDIT VALLEY CONSERVATION AUTHORITY
MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

WHEN REPLYING KINDLY QUOTE
THIS FILE NUMBER

April 19, 1985



Mr. Ted Southorn
Councillor, Ward 9
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

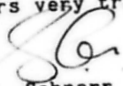
Dear Mr. Southorn:

Re: Proposed Realignment of Derry Road
Through the Village of Meadowvale

You have requested to be kept informed of the Authority's activity regarding the above-noted.

Attached are two letters from the Credit Valley Preservationists, both of which are self-explanatory. The Credit Valley Preservationists are scheduled to appear as a delegation to our Executive Committee on April 26, 1985 at 10:00 a.m.

Yours very truly,


G.A. Schnarr
General Manager

GAS:kb

Att.

cc: ✓ Mayor Hazel McCallion
City of Mississauga
(By Courier)

I-9-L

C.V.C.A.
RECEIVED
APR 18 8 28 AM '85

Credit Valley Preservationists,
5372 Denkelly Ct.,
Mississauga, Ontario,
April 17, 1985

Dear Glen,

Our organization, The Credit Valley Preservationists, requests to appear before the Authority Executive at the next Executive meeting scheduled for April 26. On their behalf, I wish to address the Executive briefly on the proposed Derry Rd. Bypass.

Also, in preparation for presentations to the Authority and other bodies, we request access to any reports and other information that would be useful for an informative approach to this issue.

I thank you in advance for your continued cooperation.

Yours in Conservation,

Peter

Peter Orphanos, President,
Credit Valley Preservationists.

Copy

Credit Valley Preservationists,
5372 Drenkelly Court,
Mississauga, Ontario, L5M 2H4.

April 16, 1985.

I-9-a

Hon. Morley Kells,
Minister of the Environment,
135 St. Clair Avenue West,
Toronto, Ontario,
M4V 1P5.

Dear Hon. Kells:

Our organization is comprised of residents in Peel Region who are sincerely interested in promoting the wise use of our conservation land in the Credit Valley.

A proposed six lane road, bisecting the Meadowvale Conservation Area in Mississauga has aroused great concern, not only for our organization, but virtually all of the citizens aware of this issue.

A big mistake is about to be made by Peel Region and the Credit Valley Conservation Authority Directors. The cost is the ruination of the social and natural environment of our most precious Credit River Park. More than one million citizens of Peel Region in the future will be robbed of what is presently a serene and beautiful oasis for our families.

There are alternative routes for which agreement is entirely possible. There is a win-win situation here.

We pray that the power of your Ministry can be utilized to save this Environmentally Significant Area.

Our M.P.P., Terry Jones, strongly supports us, as does the Federation of Ontario Naturalists, the Mississauga Citizens' Protection Association, and numerous other organizations. ^{Environmental}

This issue has captured the imagination and support of virtually all our citizens. Please reject a waiver on an Environmental Assessment and do what is possible to halt the destruction of a unique, precious resource which has been set aside for the public for twenty years **now**.

I thank you in advance for your involvement, and await your response.

Yours sincerely,

Peter Orphanos

Peter Orphanos,
President,
Credit Valley Preservationists.

PO/sb



I-10

April 29, 1985

C.A. DATE

MAY 03 1985

Great Mississauga Care-A-Thon
c/o P. O. Box 523
Mississauga, Ontario
L5G 4M2

3726

APR 30 1985

A02040303

F020401

Dear Sir:

Subject: The Great Mississauga Care-A-Thon
Our Reference: PW-35-85

This is to advise that the following resolution was approved by Regional Council at its meeting held on April 25, 1985:

"That approval be given to the Care-A-Thon Committee to use Erin Mills Parkway between Burnhamthorpe Road and Eglinton Avenue, as part of the route for the Great Mississauga Care-A-Thon to be held on Sunday, May 26th, 1985, between 12:00 o'clock noon and 4:00 o'clock p.m., subject to the following conditions:

- a) That the applicant provide evidence, satisfactory to the Region's Clerk, that a public liability insurance policy has been secured in the amount of \$1,000,000.00, naming the Region of Peel as co-insured.
- b) That a road closure permit be obtained from the Public Works Department at least two weeks prior to the event.
- c) That the applicant make arrangements with the Peel Regional Police for officers to be present during the event for traffic control at each of the critical intersections on Erin Mills Parkway.
- d) That the City of Mississauga grant approval for the use of the portion of Burnhamthorpe Road between Square One and Erin Mills Parkway for this event.
- e) That the applicant be responsible for all detour signing acceptable to both the Region and the City of Mississauga required on Erin Mills Parkway for this event;

✓
! TO BE RECEIVED !



I-10-a

-2-

And further, that approval be given for the closure of the two northbound lanes of Erin Mills Parkway between Burnhamthorpe Road and Eglinton Avenue for Sunday, May 26th, 1985, between 12:00 o'clock noon and 4:00 o'clock p.m."

I trust that the foregoing is the information you require.

ORIGINAL
SIGNED BY

Larry E. Button
Regional Clerk

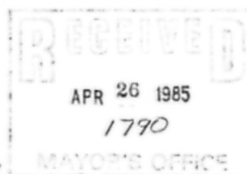
...../nb
GRK

cc: W. J. Anderson, Commissioner of Public Works
J. L. Julian, Clerk, City of Mississauga
Chief Burrows, Peel Regional Police



City of Etobicoke

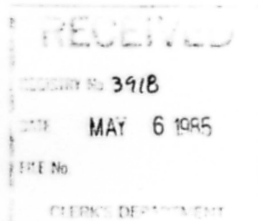
OFFICE OF THE CLERK
416/626-4554



April 15th, 1985

C.A. DATE MAY 08 1985

Mrs. J. Phillips,
2nd Vice-President,
Mississauga Citizens' Environmental
Protection Association,
1421 Mississauga Road,
Mississauga, Ontario.
L5H 2J5



Dear Mrs. Phillips:

Subject: PROPOSED INDUSTRIAL WASTE LANDFILL SITE - MISSISSAUGA

Further to your recent appearance before the Works Committee for the City of Etobicoke regarding the above-noted matter, this will advise that Council, at its meeting held on Tuesday, April 9th, 1985, adopted Clause 92 of the Eighth Report of the Works Committee, 1985, which recommends:

THAT the Plan Review Guidelines of the Metropolitan Toronto and Region Conservation Authority for environmentally significant areas, be received;

THAT the Press Conference Statement dated March 15th, 1984, from Dr. D. A. Chant, Chairman and President, Ontario Waste Management Corporation, regarding the Phase 3 Report on Candidate Site Selection for the proposed industrial waste landfill site, be received;

THAT a communication dated April 8th, 1984, from Ms. R. A. Menyes, Manager, Resource Planning, Credit Valley Conservation Authority, addressed to Dr. D. A. Chant, expressing concern with respect to potential environmental impacts on the location of a proposed industrial waste landfill site in Mississauga, be received;

THAT a communication dated June 7th, 1984, from Mrs. A. C. Deans, Planning Coordinator, Metropolitan Toronto and Region Conservation Authority, addressed to Mr. T. W. Hilditch and Mr. J. McLean, Gardiner Lee Associates Limited, outlining criteria to be used in formulating a decision regarding the location of an industrial waste landfill site within the jurisdiction of the Authority, be received;

✓
: TO BE RECEIVED :

. . . 2

I-11-a

Mrs. J. Phillips,
April 15th, 1985.
Page 2

THAT a communication dated January 11th, 1985, from Mr. J. Jackson and Mr. P. Weller, Citizens' Coalition on Toxic Waste Candidate Sites (Group f Eight), addressed to the Honourable A. Brandt, Minister of the Environment, requesting that consideration of possible social, economic and cultural impacts be incorporated in the Order in Council to ensure that the Hearing Panel will study these impacts, be received;

THAT a Press Release, dated Monday, February 18th, 1985, from the Citizens' Coalition on Toxic Waste Candidate Sites (Group of Eight), indicating the Coalition's frustration and disappointment with the Ontario Waste Management Corporation's decision-making process, be received;

THAT "7.0 References", submitting Geological, Water Resources and Hydrogeological Studies, be received;

THAT "8.0 Supporting Information", summarizing Water Well Data, Site Interview Data and Borehole Logs for the proposed industrial waste landfill site in Mississauga, be received;

THAT Phase 4A Factors, from the Ontario Waste Management Corporation, providing a list of factors that the Corporation will consider in its comparative evaluation of the eight proposed industrial waste landfill candidate sites, be received;

THAT a report dated March 28th, 1985, from Mr. A. Bernard, Director, Utilities Division - Engineering, Works Department, regarding the bore hole and soils record of the proposed hazardous waste landfill site within the City of Mississauga, be received;

THAT a communication dated January 30th, 1985, from Dr. S. W. McKenzie, Mississauga Hospital Medical Society, to the Newsletter Editor, regarding the potential risk to the citizens of Mississauga of locating an industrial waste landfill site in Mississauga, be received; and

THAT the Ontario Waste Management Corporation and the City of Mississauga be informed of the expressed concerns of the Etobicoke Social Development Council and the probable concerns of many other citizens within the City of Etobicoke that the fullest examination be given to the proposed location of an industrial waste landfill site in Mississauga; and

I-11-h

City of Etobicoke

Mrs. J. Phillips,
April 15th, 1985.
Page 3

THAT should this site be selected, the detailed system of control and monitoring required be carried out by the highest level of environmental authority and expertise responsible to the public;

in accordance with a report dated February 13th, 1985, from the Commissioner of Works and the Medical Officer of Health.

Council further received your communication dated April 4th, 1984, requesting that Council for the City of Etobicoke carefully consider this matter.

In addition, Council by Resolution No. 142 of Session No. 8, adopted the following recommendations:

- (A) WHEREAS concern has been expressed about the possible selection of a site in Mississauga for a proposed industrial waste disposal facility by Ontario Waste Management Corporation, and

WHEREAS this site lacks the depth of impermeable clay soil which was originally specified as a major criteria in the selection of a site,

BE IT RESOLVED THAT Etobicoke Council express to the Ontario Waste Management Corporation our desire that for complete assurance that the headwaters of the Etobicoke Creek will not be contaminated, and

- (B) FURTHER THAT Council request the Ministry of the Environment to require that any hearing with respect to an industrial waste disposal facility be held under the Environmental Assessment Act.

For your information, I enclose a copy of Resolution No. 142.

Would you kindly notify your organization of Council's decision.

R. Walton
br R. F. Cloutier,
City Clerk.
/cg

cc: Mr. B. W. Brunton,
Commissioner of Works.



I-11-u

City of Etobicoke

Moved by Alderman R. Grier
Seconded by Alderman A. C. Marchetti

Session No 8
Resolution No 142
Date April 9th, 1985

(A) WHEREAS concern has been expressed about the possible selection of a site in Mississauga for a proposed industrial waste disposal facility by Ontario Waste Management Corporation, and

WHEREAS this site lacks the depth of impermeable clay soil which was originally specified as a major criteria in the selection of a site,

BE IT RESOLVED THAT Etobicoke Council express to the Ontario Waste Management Corporation our desire that for complete assurance that the headwaters of the Etobicoke Creek will not be contaminated, and

(B) FURTHER THAT Council request the Ministry of the Environment to require that any hearing with respect to an industrial waste disposal facility be held under the Environmental Assessment Act.

Carried

G. B. Sinclair

Mayor

OWMC

I-11-d

Ontario
Waste Management
Corporation

2 Bloor Street West
11th Floor
Toronto, Canada
M4W 3E2
(416) 923-2918

March 25, 1985

Dr. A. Borgiel,
President,
Mississauga Hospital Medical
Society,
1221 Bloor Street East,
Mississauga, Ontario
L4Y 2N8

Dear Dr. Borgiel:

On March 18, the Toronto Star reported that the members of the Mississauga Hospital Medical Society had voted "overwhelmingly" to oppose the possibility of an industrial waste treatment facility being located in Mississauga.

In addition, Dr. S. McKenzie of the Mississauga Hospital stated on CBC Radio last week that this facility would consist of "unproven" technology representing a health hazard to the City of Mississauga.

In my opinion, it is the responsibility of medical people above all other professionals to be well informed and balanced on controversial issues of this nature, and to refrain from feeding and exacerbating unwarranted public concerns. I am writing to express my deep disappointment and concern at the Society's reported action and at Dr. McKenzie's inaccurate comments, and to ask you to outline for me the basis for the Society's vote. Specifically, what information did you and your members have available to you on industrial waste issues? On what medical basis have you concluded that the technology we are considering constitutes a health hazard? What attempts have you made to discuss these issues with us directly?



3-25-85 1:48 PM RECEIVED

ADMINISTRATIVE

Dr. A. Borgiel -

March 25, 1985
Page 2

I-11-2

Before members of the medical staff of the Hospital make any further inaccurate or unfounded statements, I would hope you would give careful consideration to these issues, and spend more time in particular examining our plans to establish waste treatment facilities, using technologies that are proven and safe, and have been in use for a number of years in several countries in Europe. At the very least, I hope that the Society will raise with us any specific medical concerns it may have before again jumping to unwarranted conclusions.

Sincerely

D. A. Chant

D. A. Chant,
Chairman and President

xc: The Hon. M. Kells,
Minister of the Environment
The Hon. A. Pope,
Minister of Health
The Hon. Bud Gregory,
Minister of Revenue
Mr. Terry Jones, M.P.P.
Mr. Douglas Kennedy, M.P.P.
Dr. A. Dyer, Deputy Minister,
Ministry of the Environment
Mr. G. Raymond, Deputy Minister,
Ministry of Health
Mr. L. M. Hodgkinson, Chairman of the Board,
Mississauga Hospital
~~Mr. G. Henderson~~, President,
Mississauga Hospital
Dr. B. R. Adams, President,
Ontario Medical Society
Mr. Ed Moran, General Secretary,
Ontario Medical Society

I-11-4

Apple-Hills Medical Associates

Physicians and Surgeons

A.E.M. BORGIEL, M.D., C.C.F.P.
J.E.B. MILLER, M.D.
M. GITTERMAN, B.Sc., M.D., C.C.F.P.
D.G. CLARKSON, M.D., C.C.F.P.
D. LOWE, B.Sc., M.D.
D. COLLINS-WILLIAMS, M.D., C.C.F.P.
B. GALBRAITH, M.D.

1221 BLOOR STREET EAST,
MISSISSAUGA, ONTARIO L4Y 2N8
PHONE: 625-1241

April 11, 1985

Dr. D. A. Chant
Chairman and President
Ontario Waste Management Corporation
2 Bloor Street West
11th Floor
Toronto, Canada
M4W 3E2

Dear Doctor Chant:

Thank you for your letter of March 25, 1985 in which you castigate The Mississauga Hospital Medical Society for having the audacity to vote unanimously on two separate occasions its opposition to the location of an industrial toxic waste treatment facility in Mississauga. This Medical Society did not make any "inaccurate or unfounded statements" nor did it jump to any "unwarranted conclusions". Most of the physicians who voted on this issue have had personal exposure to toxic industrial materials during the Mississauga Evacuation November 12, 1979.

The Mississauga Medical Society unanimously made the following motion on March 20, 1985: "The Mississauga Hospital Medical Society stands behind Dr. McKenzie's concerns". I have enclosed a copy of Dr. McKenzie's letter for your perusal. You will note that our decision to oppose the location of the physical/chemical treatment plant and landfill site in Mississauga was based on the following facts:

. continued . .

I-11-9

Dr. D. A. Chant

- 2 -

April 11/85

1. No combination of engineering and operation measures has so far reduced the potential for harm to human health to zero.
2. The potential to accidental release of contaminants is always a possibility e.g., Derailment Mississauga 1979, Toxic Waste Disposal Plant Ebenhausen Germany October 3, 1977.
3. Of all the sites chosen by the Ontario Waste Management Corporation, the Mississauga site is closest to the largest populated and dense area and thus has the highest potential human risk factor.
4. Traffic concerns in such built up areas of high density provide increased danger on our roads.
5. The plant would increase noise, odour and visual pollution of our environment.

Our concerns were also corroborated by the Mississauga City Council February 29, 1984 and by the report to Council of the Commissioners of Planning and Public Works. Some of our members have been exposed to the reports of OWMC on the selection of candidate sites. Some of us are familiar with the papers and letters of the President of the Government of Bavaria relating to the Ebenhausen Plant October, 1977.

We have no vested interest in this matter other than our concern for the health of our patients. The industrial wastes we are concerned about are very toxic and hazardous in their raw states and potentially in their treated form. Should any accident occur with this toxic material in Mississauga we the physicians, and not the OWMC, would have to treat the exposed patients. We agree wholeheartedly in your press conference statement of March 15, 1984; "We rank human health and environmental protection at the top of our list of considerations".

The Mississauga Medical Society feels that its stand on this controversial issue is correct. We invite you to our next Medical Staff Meeting of May 15, 1985 so that you may personally express your "deep disappointment and concern at the Society's reported action". We invite you to provide us with evidence that would silence our concerns on this issue.

Yours truly,

A. E. M. Borgiel, M.D.
President,
Mississauga Hospital
Medical Society

AEMB/sf

I-11-2

Hoyel.

PRELIMINARY RESPONSE TO
ONTARIO WASTE MANAGEMENT CORPORATION

RE: PHASE 4A FACTORS

PREPARED BY:
MISSISSAUGA CITIZENS' ENVIRONMENTAL PROTECTION ASSOCIATION

April, 1985

I-11-i

1.

While the Mississauga Citizens' Environmental Protection Association (M.C.E.P.A.) appreciates the extensive work that has been involved in the compilation of the list of factors, it feels that the Phase 4A Factors Report fails to address adequately some of the concerns felt by citizens.

The following are some of the areas of concern, which we feel should be added or changed in the Phase 4A Factors report:

- First of all, we believe that the study areas for some factors need to be enlarged:
 - Areas for the study of Emissions need to be extended
 - Fugitive Emissions ought to be considered for an area extending at least to a 20 km radius from the centre of the site
 - The effects of Stack Emissions should be evaluated for an area beyond a 20 km radius from the Incinerator when considering the downwind direction
 - The effects on a community that occur as a result of people's PERCEPTIONS of the site should be considered in relation to the entire municipal region
 - Population figures and characteristics must also be considered beyond a 5 km radius from the site
 - The area considered regarding the effects of On-site spills and accidents must be extended beyond a 400 metre radius
 - The area of study along transportation routes should be extended beyond 800 metres from the road
- The time period to be considered when evaluating future characteristics of the study areas should not be confined to the final years of the Century
- The M.C.E.P.A. also believes that whether or not a site is to house integrated facilities or not should be regarded as a distinct factor.
- Calculations of population must take into account those who work, use public facilities, and use the Highways in the area, as well as the number of actual residents.
- We would also like to see baseline studies on air quality completed before a preferred site is chosen.
- Costs should be broken down according to the factors.

These concerns are reiterated in the following list of Factors. The list briefly outlines the most important factors, as we see them, in some order of priority.

cont'd../

I-11-1

1. HYDROGEOLOGIC SUITABILITY

The M.C.E.P.A. agrees with O.W.M.C. that the most important goal of the Preferred Site Selection process is to minimize risk to human health. To ensure that this objective is met, it is imperative that the preferred site have a natural barrier against contaminant migration underground.

As O.W.M.C. have repeatedly stated, engineered facilities should not be entirely relied upon for the containment of contaminants. Leaks and spills into the soil and ground water could occur, and a hydrogeologic environment that can prevent the migration of the hazardous materials in these leaks and spills is absolutely crucial.

To ensure that contaminants will be contained, a preferred site must have a deep layer of clay that is laterally and vertically uniform and free of groundwater resources that could act as pathways for contaminants to humans and the environment. The breakthrough time of the hydrogeologic conditions must guarantee the safety not only of this generation but of the generations to come.

The site and surrounding area must also be away from and unconnected to any surface features that could provide avenues for the movement of unsafe materials. Natural drainage patterns must ensure the impossibility of exposure of humans and the environment to contaminants, including through downstream pollution. Future downstream surface water uses must also be taken into consideration. Surface water features and patterns must be given great consideration.

2. FUTURE POPULATION DENSITY

The effect on humans of a liquid industrial waste and hazardous waste treatment and disposal facility must be a top priority consideration in the selection of a site for such a complex.

Not only should the preferred site have the natural conditions that could contain contaminant leaks from man-made systems, but the number of people who could be exposed to contaminants must be kept to a minimum. O.W.M.C. MUST ENSURE THAT THE PRESENT AND PROJECTED NUMBER OF PEOPLE IN THE AREA THAT COULD BE EFFECTED BY THE SITE BE KEPT TO A MINIMUM.

To calculate the total number of people who could be exposed, O.W.M.C. should include:

- a. the residential population in the area
- b. the number of people who work in the area
- c. the number of people who use public facilities nearby
- d. the travelling population along area transportation routes

cont'd../

I-11-k

3.

cont'd - 2. Future Population Density

All four types of population need to be considered, both as they stand now and as they are projected for the future.

To estimate the future population, the rate of growth for the surrounding region should be used, along with such other indicators as planned developments and future land uses.

The study area for population must also be extended to beyond a 5 km radius from the centre of the site. As the recent disaster in Bhopal, India, illustrates, harmful exposure can occur many, many miles from the source of contamination.

As well as presenting a risk to human health, the presence of a hazardous waste facility would also affect the make-up and growth of the local population. It could inhibit population growth and alter its composition. To minimize such intrusions into the nature and growth pattern of a community, it is necessary that the Waste facilities be compatible with present land use plans and not undermine the present rates of growth. An emphasis should be placed on both the land use plans and rates of growth of the entire Region for which a site is proposed.

3. DESIRABILITY OF AN INTEGRATED SITE

Whether or not the facilities are to be integrated on a particular site is another crucial factor which needs to be stressed. An integrated complex on a single site is clearly more desirable than a complex that is split between two sites. A split operation would lead to an increase in transportation risks, since material would have to be transported from one place to another. This added transportation time would also result in further costs. In fact a divided plant would be more costly overall, both in terms of capital expenditures and operating expenses.

A very important reason for treating this issue as a separate factor is that a split complex would mean that two communities, rather than one, would experience the myriad impacts of a large toxic waste operation.

4. TRANSPORTATION - The Impact of Trucks

The transportation of hazardous wastes presents a risk to people and the environment, adjacent to and near the routes to and from the treatment and disposal facilities. The transportation factor is extremely important. THE MINIMIZATION OF THIS POTENTIALLY DISASTROUS RISK IS CRUCIAL. Access roads should have a low accident potential and be free of crowded traffic. Access roads should be far away from areas of large populations in case an accident should occur.

cont'd../

I-11-2

4.

cont'd - 4. Transportation - The Impact of Trucks

Had the recent leaks of P.C.B's from a transformer being transported across Northern Ontario, happened in a densely populated area, the results could have been disastrous. This case illustrates the fundamental necessity of avoiding the transportation of dangerous materials through highly developed communities.

Not only should the number of residences along, or with direct access to, the transportation routes be considered, but also the proximity of these highways to heavily populated or developing areas. Whether or not these roads pass over bridges, especially bridges over water resources, such as rivers, should also be taken into consideration. Spills, leaks, or emissions over a bridge could result in the contamination of surface water, as well as of neighbouring environs.

The safety of these routes especially needs to be emphasized since there is an absence of a standardized quality to truck-driving training and vehicle maintenance in Ontario.

5. PSYCHOLOGICAL IMPACT

The PERCEPTIONS people have of the toxic waste facility, will have effects on the character and growth of a community, and these effects need to be given a priority weight.

The dangers, irritations, or inconveniences people perceive, with or without justification, resulting from such facilities, could lead to such outcomes as; effect on mental health, displacement of residents, the devaluation of residential property, or the inhibition of commercial and office development, both in the site vicinity and the large Municipal region. Such perceptions are likely to have a great impact on developing communities, as well as older established communities. A community which is in the early stages of development is highly susceptible to alterations in the projected make-up and growth, not only of its population, but also its enterprises.

The effects of some of these perceptions will vary from community to community. Not only will the numbers of people experiencing stress or property devaluation as a consequence of the presence of a toxic waste facility differ from municipality to municipality, but the results of such stress or devaluation will be different, in both degree and kind, on different social fabrics. A municipality in which large residential and commercial developments exist or are planned, is likely to feel the effects of a displacement and exodus of people and businesses in a compounded manner.

The effects of human perceptions will vary predictably among diverse communities and may be greater than those from tangible sources. They must play a major role in the preferred site decision.

cont'd../

I-11-m

6. RISKS OF AIR POLLUTION

Communities near toxic waste facilities could also be effected by odors and air pollution from incinerator emissions, leaking gases from the physical/chemical treatment plant, or even chemical explosions.

The risk to human health from air contamination must be reduced as much as possible. To this end, prevailing wind patterns, topographical and physical features that influence dispersion patterns, present air quality, the presence of sensitive crops and the present and future population in the area of the site and in the paths of air-dispersion patterns, must be taken into account. Not only the number of people but also the characteristics of the populated areas, such as the presence of hospitals, the proximity of flight paths over or near the area, and the location of community services, need to be addressed, and these must be considered both for the population in the surrounding area and in the paths of emission dispersions.

To calculate the effects of emissions on populations and crops, the present air quality must also be known. The present air quality must be monitored and considered before the selection of a preferred site is made; otherwise, the effects of the additional emissions which might result from the toxic waste facilities, cannot be ascertained for the different sites, and compared.

The study areas for questions of air pollution should be at least 20 km radius from the centre of the site for fugitive emissions, as well as stack emissions, and should extend even further in considering the nature of populations in the paths of prevailing dispersion patterns. Fugitive emissions can always be carried farther afield by winds.

7. POTENTIAL LOSS OF ASSESSMENT

The amount of revenue and development lost within a community due to the construction of the proposed facilities will vary from location to location. The degree of this loss must be estimated and considered for each candidate community. This loss may occur as a result of a number of developments.

Property in the vicinity of the site and the municipality as a whole, could also be devalued, and presently planned land use development in the area could be inhibited. The construction of toxic waste facilities on an area which was originally planned for other projects that would have employed more people, or provided residential sub-divisions, would mean that the municipality would experience a reduction in employment potential and in a possible residential property tax-base.

I-12



PRIME MINISTER · PREMIER MINISTRE

APR 29 1985

1808

Ottawa, K1A 0A2
March 28, 1985

C.A. DATE MAY 08 1985

RECEIVED

3915

MAY 6 1985

A-02-0602

Dear Mayor McCallion,

Thank you for your letter and endorsement of the attached resolution.

I have noted your concern regarding the universality of social programs and have forwarded a copy of your correspondence to my colleague, The Honourable Jake Epp, Minister of National Health and Welfare, as responsibility for this area falls under the Minister's jurisdiction. You may expect a reply from his office in the near future.

Again, thank you for writing.

With every good wish,

Yours sincerely,

John Mulholland

Her Worship Mayor Hazel McCallion,
Office of the Mayor,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

✓ TO BE RECEIVED !



I-12-a

OFFICE OF THE MAYOR

February 26, 1985

The Right Honourable B. Mulroney
Prime Minister of Canada
Ottawa, Canada
K1A 0A2

Dear Mr. Prime Minister:

Re: Resolution of the Toronto Civic Pensioners'
Protective Association - Federal Social Programs
File: A.02.06.02

The enclosed letter dated February 6, 1985, from the City of Toronto was considered by the Council of The Corporation of the City of Mississauga and the following recommendation was approved by Council at its meeting on February 25, 1985:

258-85 That the resolution passed by the Toronto Civic Pensioners' Protective Association requesting the Prime Minister of Canada to allay the fears of all senior citizens with respect to its social programs be endorsed.

Your consideration of this matter would be greatly appreciated.

Yours very truly

Hazel McCallion
Mayor

/1
enc.

cc

Mr. D. Blenkarn, M.P. Mississauga South
Dr. R. Horner, M.P. Mississauga North
Association of Municipalities of Ontario
Mr. R.V. Henderson, Clerk, City of Toronto
Mr. J.E. Cooke, President, Toronto Civic Pensioners' Protective Assoc.



I-12-h

Department of the City Clerk

City Hall, Toronto, Ontario, Canada M5H 2N2

Roy V. Henderson / City Clerk

Barbara Caplan / Deputy City Clerk

February 6, 1985

G.C. DATE FEB 20 1985

REGISTERED 1268

TO: ALL MUNICIPALITIES IN ONTARIO HAVING A POPULATION
OF 100,000 AND OVER

DATE FEB 12 1985

FILE NO. A20602

CITY OF TORONTO

Re: Resolution - Universality of Social Programs

At its meeting held on January 28 and February 1, 1985, City Council endorsed the following Resolution of the Toronto Civic Pensioners' Protective Association, and directed that it be forwarded to all Ontario municipalities having a population of 100,000 and over for endorsement:

"Whereas Mr. Brian Mulroney, during the election campaign stated that social programs were a sacred trust and gave every indication that this was the opinion of his colleagues in the Progressive Conservative Party leading many entitled to the benefits of such programs to believe that they would remain intact and unaltered except for matters such as adjustments according to inflation; and

Whereas the Prime Minister of Canada Brian Mulroney, has now stated that this was only his personal opinion and still one in which he believes but is not now in a position which he can state is that of his party; and

Whereas he has appointed a Committee to review social programs with a member of that Committee, recently appointed as an advisor, being a former member of the Government of the Province of Ontario D'Arcy McKeough who is alleged to have indicated in the past that he is opposed to the universality of such programs; and



I-12-a

- 2 -

Whereas such manoeuvring results in considerable concern amongst senior citizens across Canada; and

whereas the Prime Minister has indicated he wants input from all interested groups so that before the presentation of the budget in the Spring of 1985 a consensus will have been arrived at concerning these social programs;

Therefore be it resolved that the members of the Toronto Civic Pensioners' Protective Association which is established to protect the rights of its senior citizens go on record that the universality of the Old Age Security program remain a sacred trust and not a political football and that the Right Honourable the Prime Minister of Canada be requested to note the views of this Association and that he and his Government be requested to allay as quickly as possible the fears of all senior citizens and those about to become that their rights are indelibly written into the fabric of this nation so that Canada which in many areas of the World is recognized for its enlightened approach through its social programs shall continue to deserve that recognition.

Yours truly,

Ray V. Henderson

City Clerk

ED/sp
DET

c.c. Mr. James E. Cooke, President, Toronto Civic Pensioners' Protective Assoc.

I-13



Solicitor General
of Canada

Solliciteur général
du Canada

The Honourable
Ermer MacKay

L'honorable
Ermer MacKay

C.A. DATE MAY 08 1985

APR 24 1985

Mayor Hazel McCallion
Office of the Mayor
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Dear Mayor McCallion:

Thank you for your letter dated January 29, 1985,
in which you enclosed a recent resolution by the City
Council of Mississauga concerning violent crime.

I am impressed by the concern your Council Members
have shown about the problem of violent crime in our
society, both in this resolution and in your November 27,
1984 letter. This concern is shared by the Government of
Canada, as evidenced by the emphasis placed in the Speech
from Throne on the need to combat violent crime and to aid
crime victims. In the areas of corrections, parole and
federal policing, for which I have a responsibility, I am
currently examining methods of preventing and reducing
violence.

The preferable approach, in my view, is for
responsible Ministers to bring forward new policies that can
attack violence on a broad front. In the area of
corrections, for example, I plan to improve the system of
early release from penitentiaries in order to distinguish
more accurately between violent offenders and non-violent
offenders, who are better prospects for safe release into
the community. I know that you are aware of crime
prevention activities at the federal, provincial and
municipal levels; my own Ministry's annual National Crime
Prevention Week has proven successful in stressing that
crime prevention is everybody's business and not a
responsibility that should fall exclusively upon the
police. The RCMP, as well as provincial and municipal
police forces, are trying out more effective law enforcement
strategies to reduce the incidence of street crime and
violent crime generally.

✓ TO BE RECEIVED :

Canada

RECEIVED
APR 29 1985
1811
OFFICE

RECEIVED
INQUIRY NO 3917
DATE MAY 6 1985
FILE NO A-02-02-01
A-02-04-04-01
CLERK DEPT

I-13-a

- 2 -

I should also mention that a Commission on Sentencing, established by the Federal Government, is currently studying sentencing practices in the courts and examining possible sentencing guidelines.

The issue of violent crime is an important one and, for that reason, I very much appreciate that you took the time to send me a copy of the January 28, 1985, resolution of the Council of the Corporation of the City of Mississauga.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Elmer Mackay', written in a cursive style.

Elmer Mackay, B.C., Q.C., M.P.

I-13-4



OFFICE OF THE MAYOR

January 29, 1985

The Honourable Elmer MacKay
Solicitor General of Canada
House of Commons
Room 507-CB Parliament Buildings
Wellington Street
Ottawa, Ontario K1A 0A6

Dear Mr. Solicitor General:

Re: Punishment for Violent Crimes
File: A.02.02.01 - A.02.04.04.01

I refer to my letter dated November 27, 1984 with respect to General Committee Recommendation 1572-84 adopted by the Council of The Corporation of the City of Mississauga at its meeting on October 15, 1984. Notwithstanding this recommendation, the following resolution was adopted by our Council at its meeting held on Monday, January 28, 1985:

36-85. BE IT RESOLVED THAT the City of Mississauga endorses the concept of stricter punishment for violent crimes and that a Bill be drafted by an all party committee addressing this issue and put before the Canadian Parliament for a free vote.

Yours very truly

HAZEL MCCALLION
MAYOR

HMcC/nl

cc: Association of Municipalities of Ontario
Mr. C. Rodrigo, City Clerk, The Corporation of the City of York
Dr. R. Horner, M.P., Mississauga North
Mr. D. Blenkarn, M.P., Mississauga South

THE CORPORATION OF THE CITY OF MISSISSAUGA
1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO. L5B 1M2
TELEPHONE (416) 279-7600





Office of the
Minister

Ministry of
Agriculture
and Food

DATE MAY 08 1985

11th Floor
801 Bay Street
Toronto, Ontario
M7A 1A3
(416) 965-1041

I-14

April 29, 1985

MAY 7 1985

1854

Mayor Hazel McCallion
The Corporation of the City
of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

3416

MAY 6 1985

No. 16764-01

Dear Mayor McCallion:

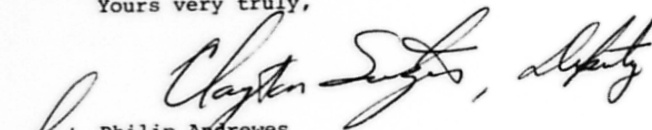
Thank you for your letter of March 20, 1985 and the attached resolution regarding the Animals for Research Act. In the resolution, your Council has requested that the Animals for Research Act be amended to preclude pound operators from the obligation to sell animals for research purposes.

With respect to your Council's request, it is the Ministry's belief that the legislation adequately regulates the procurement of animals by research institutions and provides such institutions with a needed source of dogs and cats that would otherwise be euthanized. Further, by providing municipalities with the authority to hold an impounded animal for as long as they deem appropriate, the legislation clearly provides individual municipalities with the ability to ensure that only unwanted, unclaimed animals are available to the research community.

As it is the Ministry's position that the legislation is adequate, no amendments are presently considered necessary.

With kindest regards,

Yours very truly,


Philip Andrewes
Minister of Agriculture and Food

GOOD THINGS GROW IN ONTARIO



I-14-a

March 20, 1985

The Honourable Philip Andrews
Minister of Agriculture and Food
Ministry of Agriculture and Food
11th Floor
801 Bay Street
Toronto, Ontario
M7A 1A3

Dear Mr. Minister:

May I take this opportunity to congratulate you on your appointment to the post of Minister of Agriculture and Food.

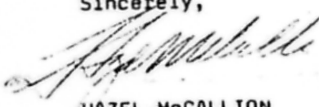
I am confident that you will find this position both challenging and rewarding. I know that our "new" Provincial Government will make many great advances under the leadership of Premier Miller.

Over the past 12 to 18 months, the City of Mississauga has referred several matters to the attention of the various Provincial Ministers. I have enclosed copies of the item(s) referred to your Ministry for your information and review.

I know that you will have many items to deal with over the next few months, however, it is my responsibility to ensure that those issues of significance to the City of Mississauga are brought to your personal attention.

Once again Mr. Minister, congratulations on your appointment and I look forward to working with you in the future.

Sincerely,


HAZEL MCCALLION
MAYOR

HMcC/ds

I-14-2 ✓

March 27, 1984

The Hon. Dennis R. Timbrell
Minister of Agriculture & Food
c/o Veterinarian Services Branch
11th Floor
801 Bay Street
Toronto, Ontario
M7A 1A3

Dear Mr. Minister:

The Animal Care Committee of the City of Mississauga, at its meeting on March 7, 1984, considered a report dated January 9, 1984 from our Commissioner of Building, Mr. A. Franks, in response to your letter of November 29, 1983 with respect to the above. The Committee, at that time, made the following recommendation, which was subsequently adopted by the Council of the Corporation of the City of Mississauga at its meeting on March 26, 1984:

- (a) That the Premier of Ontario, The Honourable William Davis, and The Honourable M. E. (Bud) Gregory, M.P.P., Mr. T. Jones, M.P.P. and Mr. R. D. Kennedy, M.P.P., be advised of the concerns of the City of Mississauga regarding certain sections of The Animals for Research Act, and further, that they be informed of the following recommendation which was adopted by City Council on October 24, 1983 and forwarded to The Honourable Dennis R. Timbrell, Minister of Agriculture and Food on October 26, 1983:

"WHEREAS The Animals for Research Act provides that pound operators must sell dogs or cats to operators of registered research facilities in Ontario upon request; and
WHEREAS the City of Mississauga operates a pound facility to care for unwanted and abandoned animals; and
WHEREAS the provision of this service gives citizens of Mississauga a sense of relief knowing that such abandoned animals would be in a safe and caring environment protected and relieved of unnecessary suffering; and
WHEREAS the City of Mississauga deprecates the sale of animals entrusted to its care for research;

..../2

I-14-c

- 2 - March 27, 1984

THEREFORE BE IT RESOLVED that the Province of Ontario be notified of the City's concern and be requested to amend the Animals for Research Act to preclude pound operators from any obligation to sell animals entrusted to its care for research purposes."

- (b) That the Premier of Ontario and the local M.P.P.'s be requested to support the City of Mississauga in its efforts to secure appropriate changes to The Animals for Research Act.
- (c) That the report from the Commissioner of Building dated January 9, 1984 regarding The Animals for Research Act, be received.
- (d) That the letter dated November 29, 1983 from The Honourable Dennis R. Timbrell, Minister of Agriculture and Food, regarding The Animals for Research Act, be received.
- (e) That the letter dated October 21, 1983 from Dr. Kenneth L. Easton regarding The Animals for Research Act, be received.
- (f) That the letters dated October, 1983 and January 8, 1984 from Mrs. A. Doncaster regarding the Animals for Research Act, be received.

A copy of the report dated March 7, 1984 from our Commissioner of Building is attached for your information.

Sincerely

HAZEL McCALLION
MAYOR

/pj
attach



Office of the
Minister

Ministry of
Agriculture
and Food

C.A. DATE Dec 12/83

11th Floor
831 Bay Street
Toronto, Ontario
M5A 1A3
(416) 955-1041

I-14-a

A.C. - Mar 7/84

November 29, 1983

Mayor H. McCallion
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Dear Mayor McCallion:

Thank you for your letter of October 24, 1983, which you draw my attention to a motion adopted by the Council of the Corporation of the City of Mississauga on October 24, 1983.

In your letter you request that an amendment to the Animals for Research Act be enacted "to preclude pound operators from any obligation to sell animals entrusted to its care for research purposes". Specifically, it would appear that you are requesting an exemption from the Section in the Act which requires that you not destroy an animal which meets the description noted on a research facility's requisition.

It is the government's position that animal research continues to provide sufficient, significant, medical and scientific results to warrant its continuation. This position is however based on the premise that animals must not be subjected to unnecessary pain. It is our opinion that if a municipal animal control facility can find no other segment of society which wants an impounded dog, the research use takes precedent over the death of the animal.

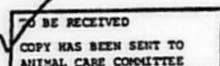
Accordingly, I cannot agree to your request to amend the Animals for Research Act.

Kindest regards.

Sincerely,

Dennis R. Timbrell

Dennis R. Timbrell
Minister of Agriculture
and Food



General Committee Recommendation 1397-83 (October 24, 1983)

WHEREAS The Animals for Research Act provides that pound operators must sell dogs or cats to operators of registered research facilities in Ontario upon request; and

WHEREAS the City of Mississauga operates a pound facility to care for unwanted and abandoned animals; and

WHEREAS the provision of this service gives citizens of Mississauga a sense of relief knowing that such abandoned animals would be in a safe and caring environment protected and relieved of unnecessary suffering; and

WHEREAS the City of Mississauga deprecates the sale of animals entrusted to its care for research;

THEREFORE BE IT RESOLVED that the Province of Ontario be notified of the City's concern and be requested to amend The Animals for Research Act to preclude pound operators from any obligation to sell animals entrusted to its care for research purposes.



Office of the
Minister

Ministry of
Municipal Affairs
and Housing

777 Bay Street
Toronto, Ontario
M5G 2E5
416/595-7000

I-15

4016

MAY 08 1985
C.A. DATE

APR 26 11-01

April 26, 1985

Open Letter to: Heads of all Municipal Councils

Re: Ontario Renews Awards - 1985

Many of you will be familiar with the Ontario Renews Awards which were established by the Ministry of Municipal Affairs and Housing in 1981. These awards recognize excellence and outstanding achievement in the renovation of residential and community buildings across the province.

The awards competition is a good way to transfer new ideas and technologies from one situation to another, and to increase public awareness of the benefits to be gained from renovation.

It is my hope that others will be encouraged to follow the example set by those builders, home owners, architects, designers and municipalities whose creative and imaginative work is recognized by the Ontario Renews Awards.

Although many see renovation as the domain of the homeowner, the architect or the contractor, municipal governments, too, have an opportunity to contribute to the strength of this industry. Initiatives such as innovative studies, plans, and policies can be implemented to encourage residential renovation in any community. And the possibilities are as many and varied as the municipalities across the province. If your municipality has undertaken such an initiative, the ORA jury would be glad to consider it for a special award.

✓
TO BE RECEIVED
COPY HAS BEEN SENT TO
EDMUNDS/A. FRANKS

/2

I-15a

- 2 -

Last year over 100 entries were received in the various categories from over 37 municipalities across the province. And for 1985 it would be good to see representation from many more. You can help us achieve this goal by helping to distribute information to the public.

Renovation is good for Ontario. It creates jobs and helps municipalities maintain a stable residential tax base. Now, you can help us to promote and encourage this valuable contributor to the economy. You will be receiving posters with tear off coupons which can be displayed in a strategic location in your municipal offices. There is also a small supply of brochures for your building or planning offices.

If you are interested in receiving more information on the campaign for this year, please contact staff at the Housing Conservation Unit in Toronto (416) 585-6514. I feel this is a worthwhile and exciting program and appreciate your involvement in it. I look forward to receiving submissions from your municipality.

Kindest regards,

Sincerely,

Dennis Timbrell

Dennis R. Timbrell
Minister



Office of the
Minister

Ministry of
Transportation and
Communications

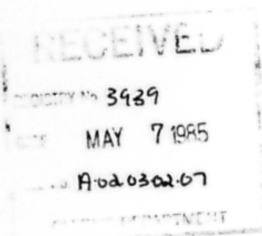
April 26, 1985

Ferguson Block
Queen's Park
Toronto, Ontario
416/965-2101

I-16

DATE MAY 08 1985

Mr. T. L. Julian
Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2



Dear Sir/Madam:

Please advise your Council that I have directed an advance payment of subsidy for road improvement, to be made to your Municipality in the amount of:

\$2,675,400

The amount is 30% of your initial subsidy allocation rounded to the nearest \$100.

A payment for this amount will be deposited to your Municipality's account on May 8th, 9th or 10th, 1985.

Yours sincerely,

George R. McCague
George R. McCague
Minister

✓
TO BE RECEIVED
COPY HAS BEEN SENT TO
W. H. MUNDEN



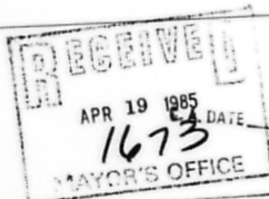
Ontario

Office of the
Minister

Ministry of
Tourism and
Recreation

I-17
ONTARIO
yours
to discover!

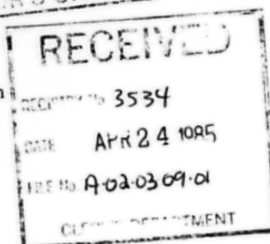
7th Floor
77 Bloor Street West
Toronto, Ontario
Canada M7A 2R9
416/963-1401



MAY 08 1985

April 12, 1985

Her Worship Mayor Hazel McCallion
City of Mississauga
1 City Centre Drive
Mississauga
Ontario
L5B 1M2



Dear *Hazel*:

Thank you for your recent letter regarding the
Wintario Capital Program.

At the present time, we still do not have funding
approved for a new Wintario Capital Program;
however, I expect to be able to make an announce-
ment in the near future.

For information on Wintario grants which have
been given to other municipalities, please
contact Mr. Peter Sharpe, Executive Coordinator,
Field Services Division, 8th Floor, 77 Bloor St. W.
Toronto, Ontario. M7A 2R9, tel. 965-3475.

Thank you again for your letter.

Yours sincerely,

Claude F. Bennett
Minister
M.P.P., Ottawa South



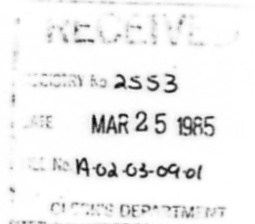
I-17-a



OFFICE OF THE MAYOR

March 19, 1985.

The Honourable Claude Bennett,
Minister of Tourism and Recreation,
77 Bloor St. West, 7th Floor,
Toronto, Ontario.
M7A 2R9



Dear Mr. Bennett: *Claude*

I am writing you on a matter of some urgency to the City of Mississauga. It involves the lack of Wintario Capital Funding for recreational and cultural facilities. As you are aware, the Wintario Program has been out of operation since late 1983. This has placed additional financial constraints on this Municipality's ability to fund much needed cultural and recreational facilities in new growth areas of our City.

My purpose in writing is to inquire as to when the new Wintario Capital Funding program will recommence and to strongly encourage you to open up this source of funding at the earliest possible time.

I would also like to request that we be given complete details of all Wintario funding, by Municipality, since the inception of the Wintario Capital Grants program.

I would greatly appreciate your early attention to these important matters.

Yours sincerely,

Hazel McCallion
HAZEL MCCALLION
MAYOR

c.c. Honourable Bud Gregory, M.P.P.
Terry Jones, M.P.P.
R. Douglas Kennedy, M.P.P.
I. Scott, Commissioner, Recreation & Parks Dept.
T. L. Julian, City Clerk

THE CORPORATION OF THE CITY OF MISSISSAUGA
1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO. L5B 1M2
TELEPHONE (416) 279-7600





Ontario Municipal Board

IN THE MATTER OF Section 39(23)
of The Planning Act (R.S.O. 1980,
c. 379)

C.A. DATE

MAY 08 1985

I-18

8 830071

RECEIVED
APR 24 1985
LEGAL DEPT.
FILE TO

IN THE MATTER OF an appeal to this Board by United Lands Corporation Limited for an order directing an amendment to By-law 5500 of the City of Mississauga, as amended, to change the permitted use of certain parcels of land comprising part of Lots 22 and 23, Concession II, South of Dundas Street and Block 'C', Plan M-264, in the City of Mississauga from 'R4' to 'RM7D4-Section 499', from 'RM5-Section 497' to 'RM7D4-Section 499', from 'G' to 'RM7D4-Section 499' from 'RM7D4-Section 493' to 'RM7D4-Section 499', from 'RM5-Section 717' to 'RM5-Section 497', from 'RM7D4-Section 781' to 'RM7D4-Section 499', and from 'G' to 'RM5-Section 497', to permit the construction of row dwellings, stacked row dwellings and apartment buildings on the said lands

BEFORE:

A.J.L. CHAPMAN, Q.C.
Member

- and -

V.M. SINGER, Q.C.
Member

Monday, the 3rd day
of December, 1984

THIS APPEAL having come on for public hearing and after the hearing of the appeal the Board having reserved its decision until this day;

THE BOARD ORDERS that this appeal is hereby dismissed.


SECRETARY

TO BE RECEIVED
COPY HAS BEEN SENT TO
A. TAYLOR/R. EDMUNDS/
A. FRANKS/L. STEWART

ENTERED
C.D. NO. 283-1
FILE NO. 79
APR 23 1985

I-19



V 840119

Ontario Municipal Board

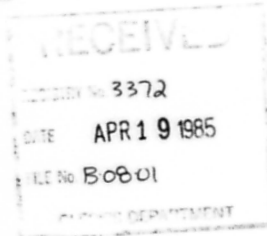
IN THE MATTER OF Section 44(12)
of The Planning Act, 1983

C.A. DATE MAY 08 1985

- and -

IN THE MATTER OF an appeal by
Steve Nopper from a decision of
the Committee of Adjustment of
The City of Mississauga

6 Queen
St. West



BEFORE :

J.A. WHEELER, Q.C.
Member

- and -

D.W. MIDDLETON
Member

] Tuesday, the 9th day
] of April, 1985
]

UPON APPEAL from a decision of the Committee of Adjustment
granting an amended application numbered A97/84 by
Aldo E. Lista for a variance from the provisions of By-law
1227 of the City of Mississauga, as amended, for permission
to operate a commercial dance/fitness enterprise on the
second floor and an industrial use on the ground floor,
providing seven car parking spaces, upon conditions; the
Board granting the application in its decision of July 19th,
1984 and the application having been withdrawn;

THE BOARD ORDERS that this application is hereby dismissed.

SECRETARY

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR/R. EDMUNDS/
A. FRANKS/L. STEWART





Ontario Municipal Board

V 850081

MAY 08 1985

C.A. DATE

IN THE MATTER OF Section 44(12)
of The Planning Act, 1983

AND IN THE MATTER OF an appeal by
The Colpepper Catering Co.,
Margaret Wagner and Stephen
Blaney from a decision of the
Committee of Adjustment of the
City of Mississauga whereby the
Committee granted an application
numbered A 64/85 by Esdeb
Construction, for a temporary
period of five years, for a
variance from the provisions of
By-law 5500 as amended

*2273 Dundas
St. West.*

RECEIVED

3806

MAY 2 1985

B0801

DEPARTMENT

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Friday, the 31st day of May, 1985, at the hour of ten o'clock (local time) in the forenoon at the Board's Chambers, 180 Dundas Street, West, (8th floor), in the City of Toronto, for the hearing of all persons who desire to be heard in support of or in opposition to this appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing and wishing a copy of the decision may request a copy from the presiding Board Member or, in writing, from the Board. Such decision will be mailed to you when available.

DATED at Toronto, this 1st day of May, 1985.

D.G. HENDERSON
SECRETARY

TO BE RECEIVED
COPY HAS BEEN SENT TO
V. TAYLOR/R. EDMUNDS/
FRANKS/L. STEWART

I-21



O 840114
R 840237
R 830056

Ontario Municipal Board

C.A. DATE MAY 08 1985

IN THE MATTER OF Section 15
of The Planning Act, (R.S.O.
1980, c. 379),

- and -

IN THE MATTER OF a referral
to this Board by the Honourable
Claude F. Bennett, Minister of
Municipal Affairs and Housing,
on a request by Calmist Holdings
Limited for consideration of the
following parts of Amendment No.
1 to the Official Plan for the
City of Mississauga Planning
Area:

O 840114

1. Section 3.3g, page 15, as it
pertains to the lands outlined
in 'brown' on Schedule 2 -
being Deferral 4;
2. Section 3.4.2, page 19, the
first paragraph only as it
pertains to the lands outlined
in 'brown' on Schedule 2 -
being Deferral 9;
3. Section 3.4.2.4, page 21 and 22
as modified, and only as it
pertains to the lands outlined
in 'brown' on Schedule 2 -
being Deferral 10;
4. Sections 4.3, 4.3.1 and 4.3.2.,
pages 37-38 only as they pertain
to the lands outlined in 'brown'
on Schedule 2 - being Deferral 15;
5. The designation of those lands
outlined in 'brown' on Schedule 2 -
being Deferral 16;
6. The area outlined in 'brown' on
Schedule 5 that is designated as
part of special site area No. 7 -
being Deferral 18;

Minister's File No. 21-OP-0030-1

AND IN THE MATTER OF Section 37 of
The Planning Act, 1983

AND IN THE MATTER OF an appeal by
Calmist Holdings Limited in respect
of Interim Zoning By-law 100-84 of
the Corporation of the City of
Mississauga

R 840237

AND IN THE MATTER OF Section 39 of
The Planning Act (R.S.O. 1980, c. 379),

AND IN THE MATTER OF an application
by The Corporation of the City of
Mississauga for approval of its
Restricted Area By-law 839-82

R 830056

✓
! TO BE RECEIVED !
! COPY HAS BEEN SENT TO !
! TAYLOR/R. EDMUNDS/ !
! A. FRANKS/L. STEWART !

I-21-a

O 840114
R 840237
R 830056

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the 27th day of May, 1985 at the hour of ten o'clock (local time) in the forenoon, at the Board's Chambers, 180 Dundas Street West, (8th Floor) in the City of Toronto for the hearing of all parties interested in supporting or opposing this referral/appeal/application.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing and wishing a copy of the decision may request a copy from the presiding Board Member or, in writing, from the Board. Such decision will be mailed to you when available.

DATED at Toronto this 25th day of March, 1985.

D.G. HENDERSON
SECRETARY

I-24



V 850111

Ontario Municipal Board

C. A. DATE MAY 08 1985

IN THE MATTER OF Section 44(12)
of The Planning Act, 1983

AND IN THE MATTER OF an appeal by
William Ciurluini Limited from a
decision of the Committee of
Adjustment of the City of
Mississauga whereby the Committee
dismissed an application numbered
A 108/85 for a variance from the
provisions of By-law 5500 as
amended

RECEIVED

4024

MAY 0 1985

1624 Dundas
St. East.

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Thursday, the 20th day of June, 1985, at the hour of two o'clock (local time) in the afternoon at the Board's Chambers, 180 Dundas Street, West, (8th floor), in the City of Toronto, for the hearing of all persons who desire to be heard in support of or in opposition to this appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing and wishing a copy of the decision may request a copy from the presiding Board Member or, in writing, from the Board. Such decision will be mailed to you when available.

DATED at Toronto, this 8th day of May, 1985.

D.G. HENDERSON
SECRETARY

✓
TO BE RECEIVED
COPY HAS BEEN SENT TO
A. TAYLOR/R. EDMUNDS/
A. FRANKS/L. STEWART

I-22



R 821361
R 830587
R 830588

Ontario Municipal Board

IN THE MATTER OF Section 39
of The Planning Act, (R.S.O.
1980, c. 379),

C.A. DATE MAY 08 1985

- and -

IN THE MATTER OF an application
by The Corporation of the City
of Mississauga for approval of
its Restricted Area By-law
454-82 as repealed and replaced
by By-law 90-83
O.M.B. File R 821361

AND IN THE MATTER OF an applica-
tion by The Corporation of the
City of Mississauga for approval
of its Restricted Area By-law
91-83
O.M.B. File R 830587

AND IN THE MATTER OF an applica-
tion by The Corporation of the
City of Mississauga for approval
of its Restricted Area By-law
92-83
O.M.B. File R 830588

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the
27th day of May, 1985 at the hour of ten o'clock
(local time) in the forenoon at the Board's Chambers,
180 Dundas Street, West (8th Floor) in the City of Toronto
for the hearing of all parties interested in supporting
or opposing these applications.

If you do not attend and are not represented at this hearing,
the Board may proceed in your absence and you will not be
entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part
in the hearing and wishing a copy of the decision may request
a copy from the presiding Board Member or, in writing, from
the Board. Such decision will be mailed to you when available.

DATED at Toronto this 17th day of April, 1985.

✓
TO BE RECEIVED
COPY HAS BEEN SENT TO
A. TAYLOR/R. EDMUNDS/
A. FRANKS/L. STEWART

C/A Mr. T.L. Julian,
City clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

I-22-a

Terence L. Julian, A.M.C.T., C.M.C.
City Clerk

Deputy City Clerk

26 April 1985

OFFICE OF THE CLERK

Dear Sir/Madam:

Re: CITY OF MISSISSAUGA TEXT CHANGE BY-LAWS,
#90-83, #91-83, #92-83; Churches, Places of Worship.

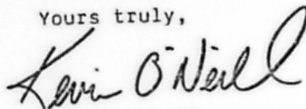
Attached for your information is a copy of the Ontario Municipal Board's Appointment for Hearing for the above noted by-laws. The Board has appointed Monday 27 May 1985, at 10:00 a.m., at the Board's Chambers, 180 Dundas Street West, 8th Floor, Toronto, for the hearing of all parties interested in supporting or opposing the by-laws.

The purpose of By-laws #90-83 and #91-83 is to replace the existing definition of "church" with a new definition for "places of religious assembly", to replace all references to "church" with "places of religious assembly" and to permit "places of religious assembly" in residential zones provided that they have frontage or flankage on certain major streets. By-law #90-83 affects all lands in the former Town of Mississauga, now in the City of Mississauga. By-law #91-83 affects all lands in the former Town of Streetsville, now the City of Mississauga.

The new definition for a "church" pertains to a building used for Christian worship; the new definition for "place of religious assembly" refers to a building used for worship by any denomination or religious sect and recognizes certain non-religious activities normally allowed as an accessory use. All existing places of religious assembly, including those for which a building permit has been issued, are deemed to conform to the provisions of this by-law in order that they may remain legal.

By-law #92-83 affects all lands in the former Town of Port Credit, now in the City of Mississauga. The purpose of By-law #92-83 is to create an additional definition for "place of religious assembly". The new definition for "place of religious assembly" means a building or structure used for worship by any denomination or religious sect and permits certain non-religious activities normally allowed as an accessory use.

Yours truly,



Kevin O'Neill,
Development Coordinator.

ldl
enc.

THE CORPORATION OF THE CITY OF MISSISSAUGA
1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO. L5B 1M2
TELEPHONE (416) 279-7600

I-23



R 850132

Ontario Municipal Board

IN THE MATTER OF Section 34
of The Planning Act, 1983

AND IN THE MATTER OF appeals by
J. Neil Mustaro and Peter
Morrisey, and others in respect
of Zoning By-law 22-85 of the
Corporation of the City of
Mississauga

*Leumail Park
Leumail Park
Cres.*

C.A. DATE MAY 08 1985

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Thursday, the
30th day of May, 1985 at the hour of ten o'clock
(local time) in the forenoon at the Board's Chambers,
180 Dundas Street, West (8th Floor) in the City of Toronto
for the hearing of all parties interested in supporting
or opposing these appeals.

If you do not attend and are not represented at this hearing,
the Board may proceed in your absence and you will not be
entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part
in the hearing and wishing a copy of the decision may request
a copy from the presiding Board Member or, in writing, from
the Board. Such decision will be mailed to you when available.

DATED at Toronto this 17th day of April, 1985.

✓
TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR/R. EDMUNDS/
A. FRANKS/L. STEWART

D.G. HENDERSON
SECRETARY



I-23-a

Terence L. Julian, A.M.C.T.C.M.C.
City Clerk

Leonard M. McGilivray
Deputy City Clerk

26 April 1985

OFFICE OF THE CLERK

Dear Sir/Madam:

Re: CITY OF MISSISSAUGA BY-LAW #22-85,
Tecumseh Park Drive/Tecumseh Park Crescent,
O.M.B. File: R850132.

Attached for your information is a copy of the Ontario Municipal Board's Appointment for Hearing, appointing Thursday the 30th of May, 1985, 10:00 a.m. at the Board's chambers, 180 Dundas Street West (8th Floor), Toronto, for the hearing of all parties interested in supporting or opposing the appeals of By-law #22-85.

Explanatory Note:

By-law #22-85 rezones the lands fronting on Tecumseh Park Drive and Tecumseh Park Crescent from 'R2' to 'R1-Section 1085'. The 'R2' zoning permits detached dwellings on lots with a minimum frontage of 18m while the 'R1-section 1085' zoning permits detached dwellings on lots with a minimum frontage of 30m. All lots, building and structures which lawfully exist on the day the by-law was enacted (14 January 1985) are deemed to conform with the 'R1-Section 1085' zoning.

A petition was received from certain affected homeowners, appealing the 'R1-Section 1085' zoning on the basis that the present 'R2' zoning effectively protects the character of the neighbourhood and that the rezoning implemented by By-law #22-85 is not necessary.

Yours truly,

Kevin O'Neill,
Development Coordinator.

ldl
enc.

I-24



V 850111

Ontario Municipal Board

C.A. DATE MAY 08 1985

*1624 Dundas
St. East.*

IN THE MATTER OF Section 44(12)
of The Planning Act, 1983

AND IN THE MATTER OF an appeal by
William Ciurlini Limited from a
decision of the Committee of
Adjustment of the City of
Mississauga whereby the Committee
dismissed an application numbered
A 106/85 for a variance from the
provisions of By-law 5500 as
amended

4024

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Thursday, the 20th day of June, 1985, at the hour of two o'clock (local time) in the afternoon at the Board's Chambers, 180 Dundas Street, West, (8th floor), in the City of Toronto, for the hearing of all persons who desire to be heard in support of or in opposition to this appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing and wishing a copy of the decision may request a copy from the presiding Board Member or, in writing, from the Board. Such decision will be mailed to you when available.

DATED at Toronto, this 8th day of May, 1985.

D.G. HENDERSON
SECRETARY

✓
: TO BE RECEIVED :
: COPY HAS BEEN SENT TO :
: A. TAYLOR/R. EDMUNDS/ :
: A. FRANKS/L. STEWART :
:

DELL
Holdings Limited

C-1

April 16, 1985.

C.A. DATE MAY 08 1985

The Corporation of the City of Mississauga,
1, City Centre Drive,
Mississauga,
Ontario L5B 1M2.

Attention: H. McCallion, Mayor and Members of
City of Mississauga Council.

Re: Reduction in Letter of Credit
File: B.06.517.02, Reg. Plan M-517.

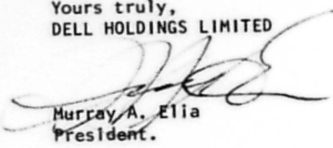
We wish to bring to your attention that in early January, 1985, we had requested our Landscape Architect to apply to the Parks Department for the reduction of our Letter of Credit from \$63,520.00 to \$10,267.50. The reduction was agreed upon by Mr. William Coxhead of the Parks Department on January 18, 1985.

On January the 21st, 1985 the Parks Department applied for a reduction of a Letter of Credit in the amount of \$53,252.50 which was to be dealt with by Council on January the 28th. Apparently for no reason whatsoever the reduction was not approved and deferred. On March 9th again this matter was deferred to March the 25th. On March the 25th it was again deferred to April 9, 1985 which at that time the reduction was approved.

Since the request for the reduction was approved by the Parks Department to their satisfaction, these deferrals, in our opinion, were not warranted.

Since we incurred substantial additional expenses due to the deferral, we would, therefore, appreciate a satisfactory explanation as to the reasons for the Council's decision to defer the reduction.

Yours truly,
DELL HOLDINGS LIMITED


Murray A. Elia
President.

MAE/cw.

✓ **DIRECTION REQUIRED !**

1 PARKWAY WEST MISSISSAUGA ONT L5C 3J2 — TELEPHONE (416) 276-9161
S MARGARET BLVD. DARTMOUTH N.S. B3B 1A6 — TELEPHONE (902) 466-2272



City of Mississauga
MEMORANDUM

R-1

To: Mayor and Members of Council
Dept: _____

From: T. L. Julian
Dept: Clerk's

C.A. DATE MAY 08 1985

May 9, 1985

Re: Notices from L.L.B.O. re Liquor Licences
File: A.02.03.06.01

The Liquor Licence Board of Ontario has forwarded notices re liquor licences as follows:

Applications Received

Chateau St. Jerome Bar-B-Q Chicken & Ribs Restaurant,
925 Rathburn Road East, Unit D-1 (Ward 3)
Dining Lounge to replace existing Dining Room
Raven's Restaurant, 3100 Dixie Road (Ward 3)
Patio (Dining Lounge)
Brady's Family Restaurant, 5599 Ambler Drive (Ward 5)
Patio (Dining Lounge)

Approved by:
City Manager

L. J. Peterzell
per: T. L. Julian, AMCT, CMC
City Clerk



R-2

City of Mississauga

MEMORANDUM

To MEMBERS OF COUNCIL

From W. H. Munden,

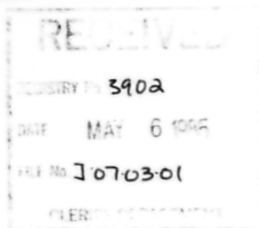
Dept. _____

Dept. City Treasurer

File: T-001

C.A. DATE MAY 08 1985

May 3rd, 1985



SUBJECT:

ACCOUNTS, City of Mississauga

ORIGIN:

Treasury Department

COMMENTS:

Attached hereto is the City of Mississauga Accounts Approval Certificate summarizing the accounts paid for April, 1985 in accordance with City policy and procedures.

RECOMMENDATION:

That the City of Mississauga Accounts Approval Certificate summarizing accounts paid for April, 1985 be received and that the necessary resolution be passed by Council.

Approved by:
City Manager

W. H. Munden, R.I.A.
City Treasurer.

TC:ns
Attach.

Doc: 6817T/0112T

✓
: RESOLUTION AVAILABLE :
✓

ACCOUNTS APPROVAL CERTIFICATE

R-2-a

DATE: May 3rd, 1985

TO: Members of Council

The accounts as summarized below have been paid in accordance with the documentary evidence required by City policy and procedures:

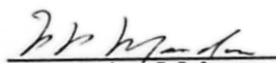
April 1985

General	56,347,730.55
Library	153,630.45
Payroll	<u>2,696,277.16</u>
	<u>\$59,197,638.16</u>

Includes:

Levy Payments - Peel Board of Education	\$37,147,544.25
- Dufferin Separate School	4,000,000.00
- Region of Peel	5,761,465.00
Employees Deductions - Receiver General	1,193,977.05

Vouchers may be inspected at the Treasury Department, 9th Floor, 55 City Centre Drive. Inquiries may be made through extension 457.


W. H. Munden, R.I.A.
City Treasurer.



R-3

City of Mississauga

MEMORANDUM

FILES: 16 111 84208
11 141 00010

To: Mayor and Members
of Council
Dept. _____
3819
DATE MAY 2 1985
6-06-581-02
From: William P. Taylor, P.Eng.
Engineering and Works
Dept. _____
MAY 08 1985

April 30, 1985

SUBJECT: Reduction in Letter of Credit for Preston Trail Subdivision, Plan 43M-581 located on the south side of Willowbank Trail between Tomken Road and Golden Orchard Drive.

ORIGIN: Servicing Agreement between Ventro Construction Limited (c/o Gambin, Bratty, 1055 Wilson Avenue, Downsview, Ontario M3K 1Y9, Attention: Mr. M. Everard), The City of Mississauga, and The Region of Peel dated November 14, 1984.

COMMENTS: On behalf of the developer, the consulting engineer for Plan 43M-581 has submitted a request for a reduction of the Letter of Credit, currently valued at \$281,393.75.

We have reviewed this request and find that a reduction can be permitted down to \$118,743.20, which will secure the outstanding works and the maintenance requirements.

RECOMMENDATION: That the current Letter of Credit, valued at \$281,393.75 for Plan 43M-581, located on the south side of Willowbank Trail between Tomken Road and Golden Orchard Drive be reduced to \$118,743.20.

MM:cds
235E:27E

Approved by:
City Manager

William P. Taylor, P.Eng.
Commissioner
Engineering and Works

cc: Councillor R. Skjarum
E. M. Halliday
D. McFarlane
B. E. Swedak
M. W. Boyd
T. A. Drewlo

! RESOLUTION AVAILABLE !



City of Mississauga

MEMORANDUM

FILES: 16 111 73139
11 141 00010

R-4

To: Mayor and Members
of Council

From: William P. Taylor, P.Eng.
Dept: Engineering and Works

4008

MAY 9 1985

May 6, 1985 DATE MAY 08 1985

B06372.02

SUBJECT: Reduction in Letter of Credit for Ventro Construction Ltd. Subdivision, Plans M-372, M-373 and M-374 located north of Burnhamthorpe Road East and east of Tomken Road.

ORIGIN: Engineering Agreement between Ventro Construction Ltd. (1055 Wilson Avenue, Suite 606, Downsview, Ontario, M3K 1Y9, Attention: Mr. F. Turnaway), The City of Mississauga, and The Region of Peel dated June 12, 1980.

COMMENTS: On behalf of the developer, the consulting engineer for Plans M-372, M-373 and M-374 has submitted a request for a reduction of the Letter of Credit, currently valued at \$345,227.87.

We have reviewed this request and find that a reduction can be permitted down to \$93,801.78, which will secure the outstanding works and the maintenance requirements.

RECOMMENDATION: That the current Letter of Credit, valued at \$345,227.87 for Plans M-372, M-373 and M-374, located north of Burnhamthorpe Road East and East of Tomken Road be reduced to \$93,801.78.

Approved by:
City Manager

William P. Taylor
William P. Taylor, P.Eng.
Commissioner
Engineering and Works

John E. Edwards
Edwards
235E:27E

cc: Councillor R. Skjarum
E. M. Halliday
D. McFarlane
B. E. Swedak
M. W. Boyd
T.A. Drewlo

! RESOLUTION AVAILABLE !



R-5

City of Mississauga

MEMORANDUM

FILES: 16 111 84230
11 141 00010

To Mayor and Members
of Council

From W. P. Taylor, P. Eng.

Dept. Engineering and Works

4007

C.A. DATE MAY 08 1985

MAY 9 1985

May 8, 1985

T-84005

SUBJECT:

Request for preservicing the Ventro Subdivision, Part of Blocks 1 and 4, Plan M-373 and Part of Lot 8, Conc. II, N.D.S., T-84005 (sketch attached)

ORIGIN:

Request from Ventro Construction Ltd. (1055 Wilson Avenue, Suite 606, Downsview, Ontario, M3K 1Y9)

COMMENTS:

We are in receipt of a request from Ventro Construction Ltd. for preservicing of their lands located east of Tomken Road and north of Rathburn Road, Area Z-27.

The applicant has provided the required Letter of Undertaking, however, has not complied with all engineering related requirements.

With respect to the zoning of the subject lands, we advise that the majority of the lands are currently zoned R4 and will be developed under an R4 zoning. The balance of the lands, as shown on the attached sketch, are presently being rezoned. The rezoning By-law for these two areas has been prepared and the 35 day appeal period expires on May 27, 1985.

Since the lands being rezoned within this plan have minimal impact on the servicing of the development and also to expedite the construction of the underground services, we feel that permission should be given to the developer to proceed with the preservicing of this plan, subject to satisfying all engineering requirements.

..... cont'd

✓
! RESOLUTION AVAILABLE !

R-5-a

Mayor and Members
of Council

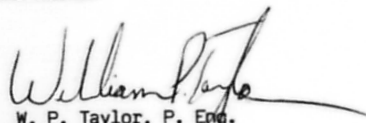
Page 2


May 8, 1985

RECOMMENDATION:

That Ventro Construction Ltd., Residential Subdivision, T-84005, be permitted to commence with the construction of the underground services in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works.

Approved by:
City Manager


W. P. Taylor, P. Eng.
Commissioner
Engineering and Works


WPT/br
0362E/22E
encl.

cc: E. Halliday





City of Mississauga

MEMORANDUM

FILES: 16 111 85200
11 141 00010

R-6

To Mayor and Members

From W. P. Taylor, P. Eng.

Dept. of Council

Dept. Engineering and Works

3478

MAY 8 1985

T-81050

May 3, 1985

SUBJECT: Request for preservicing for the Huron Heights Subdivision, Phase II, T-81050, located south of Eglinton Avenue East and west of Highway #403 (sketch attached).

ORIGIN: Request from Kaneff Holdings Inc. (Suite 101, Queensway West, Mississauga, L5B 2P7).

COMMENTS: We are in receipt of a request from Kaneff Holdings Inc. for preservicing of their Phase II development located south of Eglinton Avenue East and west of Highway #403, Area Z-28.

The applicant has provided the required Letter of Undertaking and has complied with all engineering related requirements for a portion of the development between the south limit of the plan, up to and including Mallorytown Avenue, shown as Area 'A' on the attached sketch.

For that portion denoted as Area 'B' on the sketch, there are a number of outstanding engineering conditions that remain to be resolved. We anticipate these items to be dealt with in the very near future.

Also attached is a copy of the Ontario Municipal Board Order approving the City zoning and By-law #605-84 for this development.

- RECOMMENDATIONS:**
1. That Kaneff Holdings Inc., T-81050, be permitted to commence with the construction of the underground services from the south limit of the plan, up to and including Mallorytown Avenue, as shown as Area 'A' on the attached sketch, in accordance with the City's Preservicing Policy.

..... cont'd

✓
! RESOLUTION AVAILABLE !

R-b-a

Mayor and Members
of Council

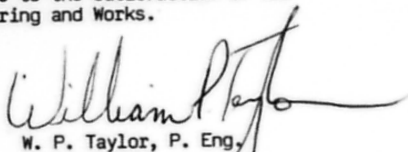
Page 2


May 2, 1985

RECOMMENDATIONS: (cont'd)

2. That Kaneff Holdings Inc., T-81050, be permitted to commence with the construction of the underground services from Mallorytown Ave. to the north limit of the plan (Area 'B'), in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works.

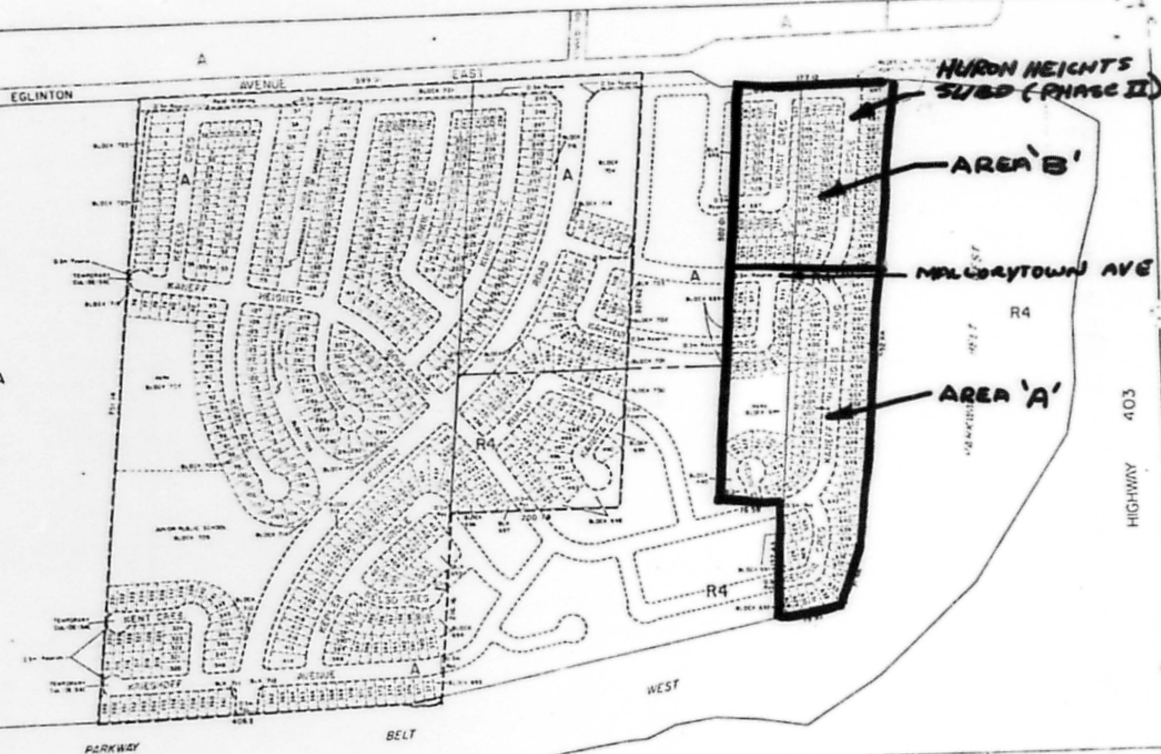
Approved by:
City Manager


W. P. Taylor, P. Eng.
Commissioner
Engineering and Works

T/br
0362E/22E
encl.

cc: E. Halliday

R-6-B



HIGHWAY 403

APPLICATION

KANEFF HOLDINGS INC.

☐ AREA OF DRAFT PLAN T-81050

CITY OF MISSISSAUGA PLANNING DEPARTMENT



SCALE 1" = 100' 0"

FILE NO. T-81050

DWG. NO. 673

DATE: 1994, June 21



R-7

City of Mississauga

MEMORANDUM File ref: 12 241 85025
11 141 00010

To Mayor and Members of Council From W.P. Taylor, P. Eng.
Dept. Commissioner of Engineering & Works

MAY 08 1985

C.A. DATE 3767

April 29, 1985

DATE MAY 1 1985

FILE No K-63-01

SUBJECT: Supply of Hot Mix Asphaltic Concrete

ORIGIN: Engineering and Works Department
(1985 Current Works Programme)

COMMENTS: Attached is a summary of tenders received by the City of Mississauga at a public tender opening on Tuesday, April 9, 1985.

This contract is for the Supply of Hot Asphalt at the plant site. City vehicles will go to the plant to pick up the asphalt as required for patching of roadways.

The City hot-box vehicles have a carrying capacity of only 1½ tonnes and will therefore be required to make many trips to the suppliers plant.

Based on a cost analysis of the operation, and considering the cost of the unit prices bid for the asphaltic concrete, it was determined that the most economical sources of supply are:

1. Warren Bitulithic Limited, located on Wolfedale Road to supply the south and central districts.
2. Fermar Paving Limited, the lowest bidder, located on Dixie Road, north of Highway 401 to supply the northern district.

Funds in the amount of \$104,600.00 are available for this work in the 1985 Current Budget. The engineering estimate for this contract is \$89,000.00.

- RECOMMENDATIONS: 1. That the contract for the Supply of Hot Mix Asphaltic Concrete be awarded in the following manner.
- a) To Warren Bitulithic Limited to supply the south and central districts.
 - b) To Fermar Paving Limited to supply the northern district.

✓ ! RESOLUTION/BY-LAW AVAILABLE !

...2

General Committee
April 12, 1985
Page 2

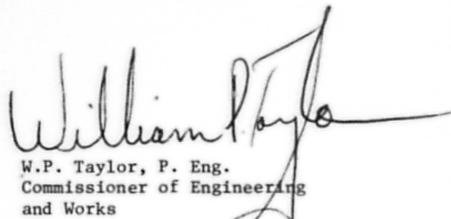
R-7-a

SUBJECT: Supply of Hot Mix Asphaltic Concrete

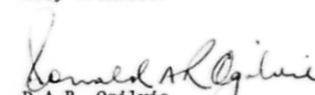
RECOMMENDATIONS: The quantities drawn from each plant will be as required
(cont'd) by each district the total cost not to exceed the budgeted
value of \$104,600.00.


2. That the By-laws to authorize the execution of the contracts
for the Supply of Hot Mix Asphaltic Concrete be approved by
Council.

Approved by:
City Manager


W.P. Taylor, P. Eng.
Commissioner of Engineering
and Works


W.H. Munden, R.I.A.
City Treasurer


D.A.R. Ogilvie,
Commissioner of Finance

 EV: AEMcD:rm
attach.

cc: E.M. Halliday

R-7-h



ENGINEERING & WORKS DEPARTMENT

Summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, April 9, 1985.

CONTRACT NO. 12 241 85025

SUPPLY OF HOT MIX ASPHALTIC CONCRETE

1. Fermar Paving Limited	\$ 87,450.00
2. Pave-Al Limited	\$ 89,450.00
3. Warren Bitulithic Limited	\$ 94,650.00
4. Ambro Construction	\$105,325.00

WSV:rm



City of Mississauga
MEMORANDUM

R-8

To MAYOR & MEMBERS OF COUNCIL

From W. H. Munden, R.I.A.

Dept. _____

Dept. City Treasurer

May 6, 1985

E. A. DATE MAY 08 1985

3948

SUBJECT: TR-18-1985 - RENTAL OF NINE (9) 70-PASSENGER
BUSES AND TWO (2) 25-PASSENGER MINI VANS
WITH DRIVERS FOR DAY CAMP ROUTES

K-13-01

ORIGIN: Recreation and Parks Department.

COMMENTS: Listed below is a summary of the tenders which were received
and opened at the Public Tender opening on Tuesday, April
30, 1985:-

Penetang Midland Coach Lines Limited	\$33,060.00
Ronald Young School Bus Service Ltd.	35,720.00
Charterways Transportation Ltd.	36,176.00

These buses are used for the transportation of children who have registered for the Day Camp Programme with the City of Mississauga. The buses travel on eleven (11) different routes picking up the children, transporting them to the Day Camp site and returning them to their pick-up points. The programme runs for a period of 38 days - from July 2nd, 1985 to August 23rd, 1985 inclusive (excluding July 1st, 1985 and August 5th, 1985).

Funds are available in the Recreation and Parks Current Budget under Account No. 09220-53-2050 in the amount of \$36,000.00.

RECOMMENDATION: That Tender TR-18-1985 for the Rental of Nine (9) 70-Passenger Buses and Two (2) 25-Passenger Mini Vans with Drivers for Day Camp Routes be awarded to Penetang Midland Coach Lines Limited in the amount of \$33,060.00, this being the lowest tender received.

✓ RESOLUTION AVAILABLE :

W. H. Munden, R.I.A.
City Treasurer

Approved by:
City Manager

I. W. Scott
I. W. Scott, Commissioner
Recreation & Parks Department

RDH/pr
cc: Mr. E. M. Halliday
cc: Mr. I. W. Scott



R-9

City of Mississauga

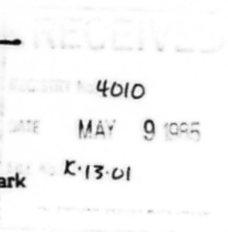
MEMORANDUM

To H. MCCALLION, MAYOR, AND MEMBERS OF
CITY OF MISSISSAUGA COUNCIL

From IAN W. SCOTT, COMMISSIONER
Dept. RECREATION & PARKS DEPARTMENT

C. A. DATE MAY 08 1985

May 8, 1985



SUBJECT:

Tender TR-22-1985
Landscape Development of Hurongate Park

ORIGIN:

Recreation and Parks Department

COMMENTS:

The following complete tender was received and opened on May 7, 1985:

McLean-Peister Limited	\$52,009.38
Gatemen-Milloy Landscape Contractors Ltd.	53,484.97
Timbergate Engineering Limited	53,552.00
Leslie L. Solty and Sons Limited	54,158.75
Hank Deneen Landscaping Limited	55,403.00
O'Brien Contracting Incorporated	57,016.83
Maple Engineering and Construction Can. Ltd.	71,627.20
Ben Fil Engineering and Construction Limited	72,238.95
Brantford Landscaping and Sodding Limited	75,575.18

The lowest tender was submitted by McLean-Peister Limited and has met the tender requirements. Funding for part of the work was included in the 1984 Capital Account P.N. 84-956 in the amount of \$20,000.00. Additional funding for the project has been proposed in the 1985 Capital Budget in the amount of \$90,000.00.

Prior approval of the proposed 1985 Capital Funding for this project is required in order that the tender may be awarded.

✓
! RESOLUTION/BY-LAW AVAILABLE !

R.9-a

Construction will include site clearing, grading, sodding, planting, pathways, installation of a catch basin and lead and the installation of a paved seating area with benches. Remaining funds will be used to install a water service and pathway lighting in the park.

RECOMMENDATIONS:

1. That the funding in the amount of \$90,000.00 proposed in the 1985 Capital Budget for the Landscape Development Hurongate park be approved.
2. That the tender for the Landscape Development of Hurongate Park be awarded to McLean-Peister Limited, the low tenderer, in the amount of \$52,009.38.
3. That a by-law to authorize the execution of the contract for the Landscape Development of Hurongate Park be approved.

Approved by:
City Manager

Ian W. Scott / RS
Ian W. Scott, Commissioner,
Recreation and Parks Department

Wm. H. Munden
Wm. H. Munden, R.I.A.
City Treasurer

EF Ogilvie / for.
D. A. R. Ogilvie,
Commissioner of Finance

FM:pf
Doc 8174r/0012r

c.c. E. M. Halliday, City Manager

R-10

APPEAL COMMITTEE REPORT TO COUNCIL
ON HEARING HELD MAY 7, 1985

DATE MAY 08 1985

IN THE MATTER OF an application by Mr. Nunzio Fazzari for the issue of a Mississauga Refreshment Vehicle Driver's Licence under City of Mississauga By-law #436-83, as amended, a by-law for governing the owners and drivers of Refreshment Vehicles in the City of Mississauga;

AND IN THE MATTER of an appeal by Mr. Nunzio Fazzari under Section 20(1) of By-law #436-83, and amendments thereto;

AND IN THE MATTER of a hearing by the Appeal Committee under Section 21 of By-law #436-83, and amendments thereto.

APPEAL COMMITTEE: Councillor M. Marland (Chairman)
Councillor R. Skjarum
Councillor D. Cook

COUNSEL: Miss M. Virginia MacLean for the Manager of Public Vehicle Licensing

APPELLANT: Mr. Nunzio Fazzari

WITNESSES: Mr. Ron Nisbet, Manager of Public Vehicle Licensing
Sgt. Buck, Peel Regional Police

Mr. Nunzio Fazzari requested a hearing by the Appeal Committee from a recommendation made by the Manager of Public Vehicle Licensing that Council not issue to him a Mississauga Refreshment Vehicle Driver's Licence under By-law #436-83, as amended. This recommendation was made on the grounds set out in Section 14 (b) and (c) of By-law #436-83, as amended, which provides that:

- "14.(b) the past conduct of the applicant or licensee affords reasonable grounds for belief that the applicant or licensee will not carry on the activity for which he is to be licensed in accordance with law and with integrity and honesty;
- 14.(c) The issuance of the licence or renewal of the licence would be contrary to the public interest";

Evidence was submitted indicating that the appellant had been convicted under the Criminal Code of Canada.

✓ RESOLUTION AVAILABLE

R-10-a

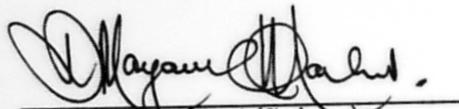
Mr. Fazzari appeared on his own behalf and indicated that he was looking for a way to improve his life and the lives of his wife and two year old son. Mr. Fazzari stated that he enjoyed driving a catering truck and hoped to someday buy his own truck. Mr. Nisbet submitted a letter from Festive Foods Catering Ltd. indicated that they are willing to employ Mr. Fazzari and be responsible for any of his actions should a problem arise.

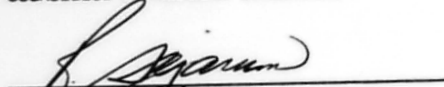
DECISION:

That a Mississauga Refreshment Vehicle Driver's Licence be issued to Mr. Nunzio Fazzari under City of Mississauga By-law #436-83, subject to a review of the licence, by the Manager of Public Vehicle Licensing, in six months and twelve months time.

REASON:

The Appeal Committee is of the opinion that Mr. Fazzari has matured since his last conviction and that he will do his utmost to improve his family's lives and to uphold the confidence put in him by the Appeal Committee.


Councillor M. Marland (Chairman)


Councillor R. Skjarum


Councillor J. Cook

R-11

APPEAL COMMITTEE REPORT TO COUNCIL
ON HEARING HELD MAY 7, 1985 MAY 08 1985
C.A. DATE

IN THE MATTER OF an application by Mr. Sukdeep Singh Grewal for the issue of a Mississauga Taxicab Driver's Licence under City of Mississauga By-law #697-84, as amended, a by-law for licensing, regulating and governing owners and drivers of cabs and other vehicles used for hire and taxicab brokers;

AND IN THE MATTER of an appeal by Mr. Sukdeep Singh Grewal under Section 21 of By-law #697-84, and amendments thereto;

AND IN THE MATTER of a hearing by the Appeal Committee under Section 24 (1) (2) and (3) of By-law #697-84, and amendments thereto.

APPEAL COMMITTEE:	Councillor M. Marland (Chairman) Councillor F. McKechnie Councillor D. Cook
COUNSEL:	Miss Virginia MacLean for the Manager of Public Vehicle Licensing Mr. Dan Revington, Lawyer for Mr. Grewal
APPELLANT:	Mr. Sukdeep Singh Grewal
WITNESSES:	Mr. Ron Nisbet, Manager of Public Vehicle Licensing Sgt. Buck, Peel Regional Police

The applicant, Mr. Sukdeep Singh Grewal requested a hearing by the Appeal Committee from a recommendation that Council not issue to him a Mississauga Taxicab Driver's Licence under By-law #697-84, as amended. This recommendation was made on the grounds set out in Section 14(2) of By-law #697-84, as amended which provides that:

"The past conduct of the applicant or licensee affords reasonable grounds for belief that the applicant or licensee will not carry on the activity for which he is to be licensed or to continue to be licensed in accordance with law and with integrity and honesty."

Evidence was submitted indicating that the appellant had been convicted under the Criminal Code of Canada.

Mr. Revington, on Mr. Grewal's behalf, submitted to the Board the following information:

1. Secondary School Graduation Diploma for Mr. Grewal
2. Letter of reference from Laidlaw Wire of Canada Limited

RESOLUTION AVAILABLE

R-11-a

3. Letter of reference from R. Singh, President, Ontario Khalsa Darbar Inc.
4. Letter from Sheridan College of Applied Arts and Technology stating that Mr. Grewal is currently registered as a full-time student in Electronic Engineering Technology.
5. Verification of Mr. Grewal's academic record at Sheridan College

Mr. Revington indicated that Mr. Pahal was in the Council Chambers and was willing to testify on behalf of Mr. Grewal. The criminal charges laid against Mr. Grewal in 1981 were as a result of Mr. Grewal going to Mr. Pahal's aid when he was being attacked by several teenagers.

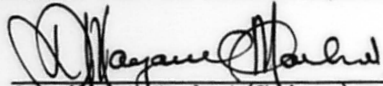
Mr. Revington stated that Mr. Nisbet had made the correct initial decision in referring this matter to the Appeal Committee. Mr. Revington stated that many of the incidences that had resulted in criminal charges being laid were racially oriented and simply a case of Mr. Grewal being in the wrong place at the wrong time. Mr. Revington pointed out the strong references entered on Mr. Grewal's behalf and stated that these references show that Mr. Grewal is a responsible member of the community.

DECISION:

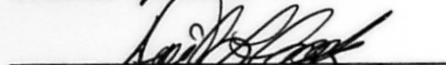
That a Mississauga Taxicab Driver's Licence be issued to Mr. Sukdeep Singh Grewal and that Mr. Grewal's progress be reviewed by the Manager of Public Vehicle Licensing at six month and twelve month intervals.

REASON:

The Committee feels that Mr. Grewal deserves the trust of the Members of the Committee. The license is being granted with the direction that Mr. Grewal uphold the confidence which the Committee expressed to him.


Councillor M. Marland (Chairman)


Councillor F. McKechnie


Councillor D. Cook

R-12

APPEAL COMMITTEE REPORT TO COUNCIL
ON HEARING HELD MAY 7, 1985

C.A. DATE MAY 08 1985

IN THE MATTER OF a revocation of a Taxicab driver's licence issued to Rashpal S. Chahal under City of Mississauga By-law #697-84, as amended, a by-law for licensing, regulating and governing owners and drivers of cabs and other vehicles used for hire and taxicab brokers;

AND IN THE MATTER of an appeal by Mr. Rashpal S. Chahal, under Section 21(3) of By-law #697-84, and amendments thereto;

AND IN THE MATTER of a hearing by the Appeal Committee under Section 24(1) (2) and (3) of By-law #697-84, and amendments thereto.

APPEAL COMMITTEE:	Councillor M. Marland (Chairman) Councillor T. Southorn Councillor R. Skjarum
COUNSEL:	Miss Virginia MacLean for Manager of Public Vehicle Licensing
APPELLANT:	Mr. Rashpal S. Chahal Mr. Sukhjit, Ghuman, agent for the appellant
WITNESS:	Miss Tamara Fisher Sgt. Buck, Peel Regional Police Mr. Ron Nisbet, Manager of Public Vehicle Licensing

The applicant, Mr. Rashpal S. Chahal, requested a hearing by the Appeal Committee from a recommendation of the Manager of Public Vehicle Licensing, that Council revoke the Taxicab Driver's Licence issued to him under By-law 679-84, as amended. This recommendation was made on the grounds set out in Section 14(2) of By-law 697-84, as amended, which provides that:

- 14 (2) the past conduct of the applicant or licensee affords reasonable grounds for the belief that the applicant or licensee will not carry on the activity for which he is to be licensed or to continue to be licensed in accordance with law and with integrity and honesty;

Evidence was submitted indicating that the appellant had been convicted under the Criminal Code of Canada. Evidence was also submitted indicating that Mr. Chahal's taxicab driver's license was suspended by Council for a fourteen (14) day period on June 11, 1984.

Miss Tamara Fisher gave evidence to support her letter of complaint dated February 25, 1985. Miss Fisher stated that she believed Mr. Chahal had taken an unnecessarily long route to reach Toronto and had acted without concern for her personal safety by dropping her off in an undesirable area of Toronto in the early morning hours.

✓ **RESOLUTION AVAILABLE**

R-12-a

Mr. Ron Nisbet, Manager, Public Vehicle Licensing, gave evidence that he had spoken to Mr. Chahal following the suspension of his license in June 11, 1984, and that Mr. Chahal had promised to follow the rules and regulations set out in By-law 697-84. Mr. Nisbet stated that since that time two other complaints have been received.

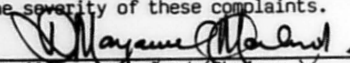
Mr. Sukhjit Ghuman appeared on behalf of Mr. Chahal, and stated that Mr. Chahal feels that this revoking his license would be too harsh a step to take as his family depends on his income for their livelihood.

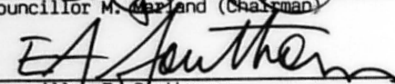
DECISION

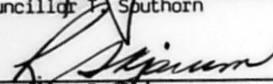
That the Mississauga Taxicab Driver's Licence issued to Mr. Rashpal S. Chahal under City of Mississauga By-law 697-84, be revoked.

REASON:

The Board considered the evidence presented by both Mr. Ghuman, representing Mr. Chahal, and by Mr. Ron Nisbet, the Manager of Public Vehicle Licensing. The Board feels at this time that they have to uphold the recommendation of the Manager of Public Vehicle Licensing to revoke the Taxicab Licence issued to Mr. Rashpal S. Chahal, due to the type of complaints received against Mr. Chahal and the severity of these complaints.


Councillor M. Marland (Chairman)


Councillor E. Southorn


Councillor R. Skjarum

R-13

APPEAL COMMITTEE REPORT TO COUNCIL
ON HEARING HELD MAY 7, 1985

MAY 08 1985

IN THE MATTER OF an application by Mr. Carman Ernest Batchelor for the renewal of a Mississauga Taxicab Driver's Licence under City of Mississauga By-law #697-84, as amended, a by-law for licensing, regulating and governing owners and drivers of cabs and other vehicles used for hire and taxicab brokers;

AND IN THE MATTER of an appeal by Mr. Carman Ernest Batchelor, under Section 21(3) of By-law #697-84, and amendments thereto;

AND IN THE MATTER of a hearing by the Appeal Committee under Section 24(1) (2) and (3) of By-law #697-84, and amendments thereto.

APPEAL COMMITTEE: Councillor M. Marland (Chairman)
Councillor D. Cook
Councillor F. McKechnie

COUNSEL: Miss Virginia MacLean for the Manager of Public Vehicle Licensing

APPELLANT: Mr. Carman E. Batchelor

WITNESSES: Mr. Ron Nisbet, Manager of Public Vehicle Licensing
Sgt. Buck, Peel Regional Police

Mr. Carman E. Batchelor requested a hearing by the Appeal Committee from a recommendation made by the Manager of Public Vehicle Licensing that Council not renew his Mississauga Taxicab Driver's Licence under By-law #697-84, as amended. This recommendation was made on the grounds set out in Section 15 of By-law #697-84, as amended, which provides that:

- "15. Council may refuse to issue a licence or may refuse to renew a licence where the applicant or licensee would be disentitled to a licence for the reasons set out under Section 14.

Section 14 (2) of By-law 697-84, as amended, provides:

- 14 (2) the past conduct of the applicant or licensee affords reasonable grounds for the belief that the applicant or licensee will not carry on the activity for which he is to be licensed or to continue to be licensed in accordance with law and with integrity and honesty;

Mr. Batchelor elected to have the hearing conducted "In Camera"

The Committee moved "In Camera" at 2:00 p.m. and moved "Out of Camera" at 3:40 p.m.

✓ RESOLUTION AVAILABLE

R-13-a

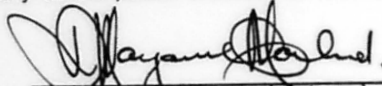
DECISION:

That a Mississauga Taxicab Driver's Licence be issued to Mr. Carman Batchelor under City of Mississauga By-law #697-84, subject to:

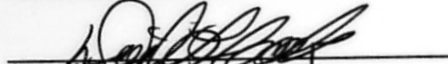
1. A review of the licence, by the Manager of Public Vehicle Licensing, with the applicant and his probation officer, every three months for the duration of Mr. Batchelor's probation, and further, that the Manager of Public Vehicle Licensing be satisfied that Mr. Batchelor is continuing to meet the necessary qualifications to be licensed.
2. The Licence Appeal Board and the License Manager receiving a letter of assessment from Dr. McGovern on behalf of Mr. Batchelor.

REASON:

On the evidence presented, the Appeal Committee is of the opinion that the issue of a Mississauga Taxicab Driver's Licence to Mr. Carman E. Batchelor would not be contrary to the public interest at this time.


Councillor W. Marland (Chairman)


Councillor F. McKechnie


Councillor D. Cook



R-14

City of Mississauga

MEMORANDUM

To Mayor and Members of Council

From T. L. Julian

Dept. _____

Dept. Clerk's

May 7, 1985

MAY 08 1985

SUBJECT: Vacancy on Municipal Council

COMMENTS: Pursuant to the provincial election on May 2, 1985, and Councillor Marland's election as MPP for Mississauga South, it will be necessary for the municipal council to make an appointment to fill the vacancy for Councillor - Ward 2.

Provincial legislation provides that a newly elected member of the Legislative Assembly may continue to hold his office on municipal council until notice of his election is published in The Ontario Gazette, which can be expected to be Saturday, May 18 or 25, 1985.

In that the vacancy in Ward 2 will occur after March 31, 1985, there will not be a new election. The seat is to be filled, by appointment, within 45 days, which would be June 25 or July 2, depending on the day of publication of The Ontario Gazette. Had the vacancy occurred after September 5, 1985 (ie 45 days prior to Nomination Day for the 1985 Municipal Election), it would not be necessary to make any appointment(s).

The appointment is to be made by Council after the seat has become vacant (May 18 or 25, 1985) at a regular or special meeting, and if more than one person is nominated, a vote is to be taken by the Clerk of the members of council.


There is no specific legislation as to how Council shall seek nominations to fill this vacancy and therefore this matter must be addressed.

RECOMMENDATION

That the report dated May 7, 1985, from T. L. Julian, City Clerk, with respect to the vacancy of the position of Councillor - Ward 2, pursuant to the Provincial Election on May 2, 1985, be received.

TO BE RECEIVED

Approved by:
City Manager


T. L. Julian, AMCT, CMC
City Clerk

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

ITEM:
FILE: S.P. 247 (d)
DATE: May 13, 1985

R-15

C.A. DATE MAY 08 1985

TO

H. McCallion, Mayor, and Members of the City of Mississauga Council

FROM

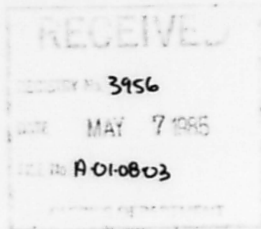
R.G.B. Edmunds, Commissioner of Planning

SUBJECT

Commercial Area Improvement Program (C.A.I.P.)
Clarkson BIA

COMMENTS

On April 19, 1985, the City of Mississauga received Provincial funding approval for \$500,000 (Provincial allocation \$250,000, City contribution \$250,000), under the Commercial Area Improvement Program (C.A.I.P.) to undertake improvements to the Clarkson Business Improvement Area.



The process the City must follow to implement projects under C.A.I.P. is illustrated on the attached chart. Within eight months of the approval date the City is required to submit for Ministry approval a Community Improvement Plan, which must include details of the proposed works in the area - such as preliminary design and location of streetscape elements, accurate cost estimate of each project, financing, and a schedule showing the phasing of projects over the four years implementation period. As with the preparation of the Port Credit and Streetsville Community Improvement Plans, a consultant should be retained to refine the Clarkson C.A.I.P. program, advise on accurate project costs, and the phasing of projects. As consultant fees are considered to be an administration item, the Province will refund half the fees to the City.

✓ RESOLUTION AVAILABLE

R-15-a

ITEM:
FILE: S.P. 247 (d)
DATE: May 13, 1985

- 2 -

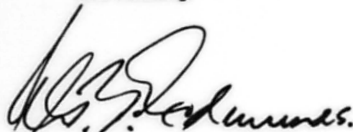
Prior to the adoption of the Clarkson Community Improvement Plan, City Council must enact a by-law designating the Clarkson BIA a Community Improvement Project Area. The final step in the C.A.I.P. approval process is the execution of the Provincial/Municipal agreement which defines the terms and conditions of the program and establishes the Provincial loan repayment schedule.

City Council approved the Clarkson C.A.I.P. application on the basis that Municipal cost component of C.A.I.P. will be shared between the BIA and the City. The City will finance 50 percent of total project costs in the Capital Budget and the BIA will repay the Provincial loan portion of total project costs. Funds were allocated on these basis in the 1985 Capital Budget to undertake some improvement projects this year.

RECOMMENDATIONS

1. That the report dated May 13, 1985, from the Commissioner of Planning concerning the Commercial Area Improvement Program for the Clarkson Business Improvement Area, be received.
2. That the Minister of Municipal Affairs and Housing be advised that the City of Mississauga accepts the Provincial allocation of \$250,000.00 under the Commercial Area Improvement Program (1985-86 fiscal year) for the Clarkson Business Improvement Area as outlined in the letter dated April 19, 1985, from the Honourable Dennis Timbrell, Minister of Municipal Affairs and Housing.

Approved by:
City Manager



R.G.B. Edmunds
Commissioner of Planning

**MUNICIPALITY APPLICATION-APPROVAL
PROCESS FOR CAIP FUNDING**

R-15-h

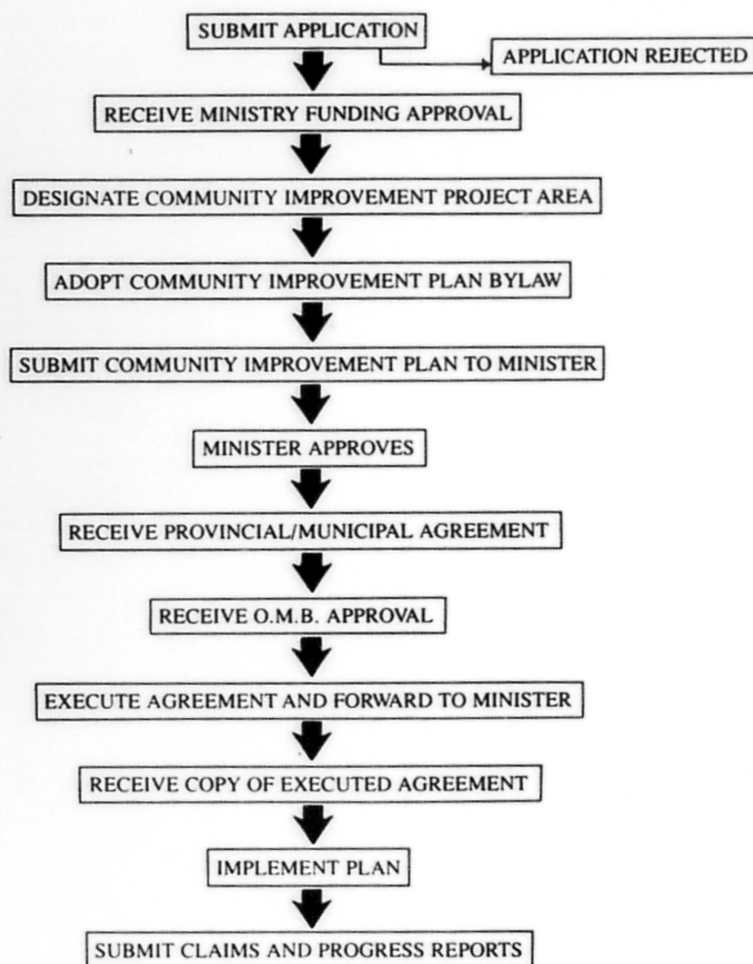
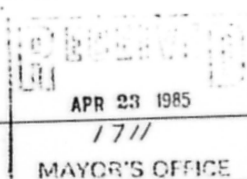


Figure 1



Office of the
Minister

Ministry of
Municipal Affairs
and Housing



777 Bay Street
Toronto, Ontario
M5G 2E5
416/595-7000

R-15-c

April 19, 1985

Her Worship
Mayor H. McCallion
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Dear Mayor McCallion:

Re: City of Mississauga
Commercial Area Improvement Program (CAIP)
Application for the 1985/86 Fiscal Year

The review of municipal applications for funding under the Commercial Area Improvement Program for the 1985/86 fiscal year has now been completed, and I am pleased to inform you that the City of Mississauga has been allocated \$250,000 by the Province of Ontario for the revitalization of the Clarkson Business Improvement Area.

While the exact amount of the grant portion cannot be determined until such time as the Community Improvement Plan has been finalized, it should be clearly understood that the provincial grant portion shall not exceed one-third of the total provincial contribution. It should also be understood that the grant portion will apply only to those items that qualify for grant assistance under the Commercial Area Improvement Program. In the event that there are any concerns with specific aspects of the City's application, your staff will be contacted by my staff at the Community Renewal Branch.

Would you kindly indicate by letter to the Community Renewal Branch your formal acceptance of this provincial allocation, as soon as possible. I have instructed my staff to contact you with respect to the detailed aspects of program participation upon receipt of your acceptance of the allocation.

Her Worship Mayor H. McCallion

R-15-d

I would like to take this opportunity to wish you and the Clarkson Business Improvement Area every success in this undertaking, and point out that my staff at the Community Renewal Branch will be available to assist you and the Business Improvement Area in every way possible.

Kindest regards.

Sincerely,

Dennis R. Timbrell

Dennis R. Timbrell
Minister



R-16

City of Mississauga

MEMORANDUM

To MAYOR AND MEMBERS OF COUNCIL

From L.W. STEWART, Q.C.

Dept.

Dept. CITY SOLICITOR

May 3rd, 1985

* A DATE MAY 08 1985

SUBJECT:

ONTARIO MUNICIPAL BOARD HEARING concerning lands owned by Westwood Dalewood Limited, Goreway Drive and Etude Drive, Application for Amendment to the Official Plan and Rezoning of the lands, Official Plan Amendment 62 and proposed Plan of Subdivision T-81059.

ORIGIN:

Council Resolution No. 616 dated September 24th, 1984.

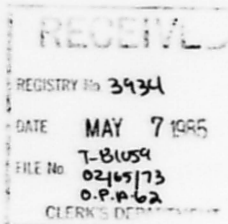
COMMENTS:

The development of these lands by Westwood Dalewood Limited has been under consideration by the City of Mississauga for quite some time. In 1984, Westwood Dalewood Limited referred the matter of an Official Plan Amendment, a rezoning of the subject lands and the approval of a plan of subdivision thereon to the Ontario Municipal Board for determination on the basis that City Council had not dealt with the matter within 30 days as required by the Planning Act. Just prior to the hearing of these matters, Council approved Official Plan Amendment No. 62 with respect to the subject lands. This Official Plan Amendment was immediately referred to the Ontario Municipal Board by Westwood Dalewood Limited and an affected property owner being Keith Shaw and Lillian Shaw so that it might be dealt with together with the other matters.

When the matter was finally brought on for hearing, Westwood Dalewood Limited and the objectors, Keith Shaw and Lillian Shaw, by their Counsel, negotiated terms upon which they would be willing to consent to orders being given approving the Official Plan Amendment, the rezoning and the Plan of Subdivision. At the hearing, Counsel for The Corporation of the City of Mississauga, participated in the negotiation of these terms, with the advice of the representative of the Planning Department, and it was determined that there would be no basis for any objection to be made to the terms agreed upon and therefore no objection was offered.

✓
! RESOLUTION/BY-LAW AVAILABLE !

.../2.



May 3rd, 1985

-2-

R-16-a

Attached is a photo copy of the decision of the Ontario Municipal Board delivered by D. L. Santo on March 27th, 1985. It is important to note that the Board has ordered the Council of The City of Mississauga to enact two by-laws, the first being the form of by-law tendered as Exhibit No. 7 and which is attached to the decision, and the second in the form attached as Exhibit No. 12.

Official Plan Amendment No. 62 was approved subject to the modifications set out in paragraphs 1 and 2 of Exhibit No. 6. Also, the draft Plan of Subdivision was approved with conditions of approval imposed as set out in Exhibits 8 and 9 being the conditions requested by the Regional Council under Resolution No. 85-23 and the provisions of the Consolidated Report dated August 31st, 1984 and as well, the conditions set out in paragraph 4 of Exhibit No. 6.

RECOMMENDATION: That by-laws be enacted in accordance with the direction of the Ontario Municipal Board with respect to this matter being in the forms provided as Exhibits Nos. 7 and 12 to the decision of the Board delivered on March 27th, 1985.

Approved by:
City Manager



L.W. STEWART, Q.C.
CITY SOLICITOR

RKB
RKG:aa
1045L/

cc: E.M. Halliday
City Manager

RESERVED
APR 29 1985
LEGAL DEPT.
RHY

R-16-h



Ontario

Ontario Municipal Board

O 840087
O 850005
Z 840035
S 840007

IN THE MATTER OF Section 17(5) of The Planning Act (R.S.O. 1980, c. 379),

- and -

IN THE MATTER OF a reference to this Board by the Honourable Claude F. Bennett, Minister of Municipal Affairs and Housing on a request by Westwood Dalewood Limited for consideration of an application to amend the Official Plan for the City of Mississauga Planning Area to change from Highway Commercial to Residential, the designated use of lands comprising Block 'C' according to Registered Plan 710, in the City of Mississauga to permit the development of 36 single family residences on the said lands, Minister's File No. 21-OP-0030-A08

- and -

IN THE MATTER OF Section 17 of The Planning Act, 1983

- and -

IN THE MATTER OF a referral to this Board by the Honourable Claude F. Bennett, Minister of Municipal Affairs and Housing on a request by Westwood Dalewood Limited and Keith Shaw for consideration of proposed Amendment No. 62 to the Official Plan for the City of Mississauga Planning Area, Minister's File No. 21-OP-0030-062

- and -

IN THE MATTER OF Section 39(23) of The Planning Act (R.S.O. 1980, c. 379),

- and -

IN THE MATTER OF an appeal to this Board by Westwood Dalewood Limited for an order directing an amendment to By-law 5500 of the City of Mississauga to change from HC to R3-Special Section the permitted use of lands comprising Block 'C', according to Registered Plan 710, in the City of Mississauga to permit the development of 36 single family residences on the said lands

- and -

IN THE MATTER OF Section 51 of The Planning Act (R.S.O. 1980, c. 379),

- and -

O 840087
O 850005
Z 840035
S 840007

IN THE MATTER OF a reference to this Board by The Regional Municipality of Peel on a request by Westwood Dalewood Limited for consideration of a proposed plan of subdivision on lands comprising part of Lot 11, Concession 8, East of Hurontario Street, in the City of Mississauga, being Block 'C', according to Registered Plan 710 and having an area of approximately 1.65 ha, Regional File No. 21T-81059M

R-16-c

C O U N S E L :

Michael J. McQuaid, Q.C. - for Westwood Dalewood Development Limited
James M. Beatty, Q.C. - for Keith Shaw and Lillian Shaw
and Jane E.B. Thompson
R. Kent Gillespie - for City of Mississauga

MEMORANDUM OF ORAL DECISION delivered by D.L. Santo
on March 27, 1985

The parties having agreed to settle all matters subject to some modification and the Board, having heard evidence from an expert planner, is satisfied that all of the requirements of Section 36 of the Planning Act, R.S.O. 1980 have been met and that the proposals represent good planning for this area of the Malton Community, therefore the Board will:

1. Dismiss the Official Plan Amendment appeal, File 0840087, as the matter is redundant with the approval of Official Plan Amendment 62.
2. Modify Official Plan Amendment 62 as outlined in items 1 and 2 in Exhibit 6 filed in these proceedings. As modified, the Board will approve Official Plan Amendment 62.
3. Direct the Council of the City of Mississauga to enact a by-law in the form filed as Exhibit 7 and further direct a by-law in the form of Exhibit 12 that contain provisions that Section 59(a) of By-law 5500 of the City shall not apply to any of the Shaw lands as outlined in purple on Exhibit 11 or Block D, Registered Plan 710 as consented to in item 3, Exhibit 6.

O 840087
O 850005
Z 840035
S 840007

R-1b-d

4. Approve the draft plan of subdivision, filed as Exhibit 10, pursuant to Section 36 of The Planning Act subject to the following conditions:

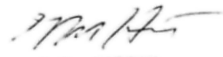
A - items 1, 2 and 3 on Exhibit 8

B - all conditions outlined in Exhibit 9

C - item 4 on Exhibit 6

D - that final approval for registration of the plan of subdivision shall issue once the Board is in receipt of letters from the Regional Municipality and the City of Mississauga indicating that they are satisfied that the above conditions have or will be met.


D.L. SANTO
MEMBER


G.M. HOBART
MEMBER



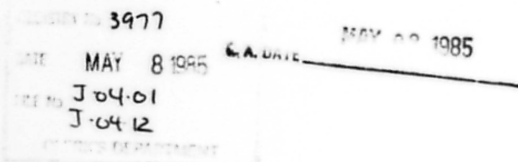
City of Mississauga

MEMORANDUM

R-17

To: Mayor & Members of Council
From: D J Bray : I Scott
Dept: Personnel : Rec & Parks

23rd April 1985



SUBJECT : Part Time and Temporary Rates of Pay - 1985

COMMENTS: A review has been undertaken on rates of pay for the City's Part Time and Temporary staff, and therefore the attached proposed rates are provided for your consideration and approval.

Our review was undertaken to ensure fairness and consistency of remuneration within departments, the City and the community.

This report proposes a change from the current wage Range System now in use in Recreation and Parks, to a system of specific rates of pay. Among other things, this will permit the use of an annual general wage increase to make alterations to wage rates, rather than going through the present lengthy process of reviewing a number of wage ranges each year.

The change from ranges to rates was also designed to incorporate a general wage increase for 1985 of up to 4% dependent upon the job category in question. Increases are effective retroactive to 1st January 1985 for all categories, except those in Community Centres which are retroactive to 1st May 1985.

In addition, the report also lists hourly rates for temporary clerical staff who might be called upon by departments on a fill-in or peak period basis.

✓ RESOLUTION AVAILABLE

...2...

R-17-a

Mayor & Members of Council
'Part Time and Temporary Rates of Pay - 1985'

23rd April 1985
Page 2

RECOMMENDATIONS:

- 1) That the attached Part Time and Temporary Rates for 1985 be approved.
- 2) That beginning with the Part Time and Temporary Rate Report for 1986, rate changes will be made through approval of annual General Wage Increase percentage amounts on the various wage rates within the Part Time and Temporary Group.

D. J. Bray
D J Bray
Director of Personnel

Approved by:
City Manager

Ion W. Scott/m
I Scott
Commissioner
Recreation & Parks

encls

cc: E M Halliday
D Ogilvie
W Munden

EHD:jew

Doc#0160P - Pgs 29-34

SCHEDULE "A"

R-17-h

THE CITY OF MISSISSAUGA RECREATION AND PARKS DEPARTMENT
PROPOSED HOURLY RATES - TEMPORARY PERSONNEL 1985

ADMINISTRATION, COMMUNITY CENTRES AND PARKS DIVISIONS*

<u>Programme/Position</u>	<u>(\$) Hourly Rate 1984</u>	<u>(\$) Proposed Hourly Rate 1985</u>
Attendants	4.15	4.25
Drivers (Ice Machine)		
Cooks (Including Lakeview Golf Course)	4.70	4.89
Snack Bar Supervisor	4.95	5.15
Clerical	5.25**	5.50**
Pro Shop Supervisor	5.75	5.98
Snack Bar/Lounge Supervisor (Meadowvale Four Rinks) (Lakeview Golf Course Snack Bar)	6.25	6.50
Maintenance - Full Time/Part Time (Including the semi-permanent labourers at Lakeview Golf Course)	7.05	7.33
Student Labourer (Including Weed Inspectors)	5.10 ***	5.30 ***
Temporary Labourers	6.60	6.86
Lounge Supervisor - Lakeview Golf Course	9.00	9.36
Parking Attendants and Liquor Lounge Attendants	5.50	5.72

* Community Centres Division effective date for increments for all temporary employees is May 1st. All other Divisions have an effective date of January 1st.

** 25¢/hour bonus may be added if warranted after 4 consecutive weeks of work.

*** Includes 50¢/hour bonus if full term worked and certain other criteria met.

Doc 8033r/0332R

SCHEDULE "A"

Mississauga Recreation and Parks Department Proposed Part-time Salary Schedule

Revised February 07, 1985

-2-

R-17-C

POSITION	1984 RANGES	1985 RATES
Arts Instructor General	7.50 - 10.50	8.32 8.84
Arts Instructor Media	7.50 - 10.50	8.84 9.36
Arts Instructor Music	9.00 - 12.00	9.88 10.40
Arts Instructor Preschool	7.50 - 10.50	8.32 9.36
Arts Instructor Specialized	7.50 - 10.50	9.36 9.88
Arts Instructor Theatre	8.50 - 12.00	9.36 9.88
Arts Summer Co-ordinator	6.43 - 9.14	7.28 8.32
Arts Summer Workshop Instructor	4.71 - 7.43	5.72 6.76
Arts Technician	5.50 - 6.50	6.24 7.28
Aquatics - Attendant/Cashier	4.00	4.25
Aquatics - Attendant/Guard	4.25 - 4.50	4.68
Aquatics - Instructor/Guard I	4.72 - 5.77	4.91 6.00
Aquatics - Instructor/Guard II Day Time	4.72 - 6.82	6.82
Aquatics - Special Instructor (Premium)	.50 -	.52
Aquatics - Staff Training	3.85**	4.25
Aquatics - Registration	3.85**	4.25
Aquatics - Receptionist	4.75 - 5.50	5.46
Aquatics - C.P.R. Course Conductors	7.00 - 10.00	10.40
Aquatics - Summer Pool Supervision	5.88 - 6.51	6.44 6.77
Aquatics - Acting Pool Supervisor (Premium)	- .25	.26
Athletics Golf Boy	3.00 - 3.50	Minimum Wage
Athletics Golf Instructor	14.50 - 18.00	16.64 18.72
Athletics Hockey Assistant	4.00 - 6.00	4.16 4.42
Athletics Hockey Clinic Instructor	6.25 - 7.35	5.72 6.76
Athletics Hockey School Co-ordinator	6.50 - 9.45	8.32 9.36
Athletics Learn to Skate Co-ordinator	6.50 - 9.45	10.14
Athletics Learn to Skate Head Pro	14.00 - 16.43	15.08 16.64
Athletics Learn to Skate Instructor	8.00 - 11.00	8.89 9.88
Athletics Power Skating Assist Inst	6.25 - 7.35	5.72 6.76
Athletics Power Skating Head Pro	14.00 - 16.43	15.08 16.64
Athletics Tennis Assistant	3.50 - 4.25	4.16 4.42
Athletics Tennis Instructor	8.50 - 10.50	9.36 10.40
Babysitter	4.00 - 4.50	4.42 4.68
Co-op Student (35 hours)	5.43 - 6.86	6.69
Fitness - Receptionist I	4.75 - 5.50	4.94 5.46
Fitness - Receptionist II	4.75 - 5.50	5.46 5.98
Fitness Cashier	3.85*** 4.15	4.68 4.94
Fitness Centre Attendant	3.85*** 4.15	4.25
Fitness Instructor I	9.00 - 16.00	8.84 9.88
Fitness Instructor II	9.00 - 16.00	10.40 11.96
Fitness Instructor III	9.00 - 16.00	14.56
Fitness Martial Arts Instructor I	10.00 - 15.75	9.88 10.92
Fitness Martial Arts Instructor II	10.00 - 15.75	14.56
Fitness Racquets Instructor	8.00 - 13.00	9.36 10.40
Fitness Ski Instructor	9.00 - 13.65	
Fitness Volleyball Instructor	6.00 - 8.50	7.28 8.06
Fitness Yoga Instructor	10.00 - 15.00	9.36 10.40

SCHEDULE "A"

Proposed Part-time Salary Schedule
Revised February 07, 1985

R-17-d

-3-

POSITION	1984 RANGES	1985 RATES	
Nurse - Day Camp	4.75 - 6.25	5.00	5.50
Physical - Baton Instructor	4.50 - 6.50	5.20	5.72
Physical Gym Instructor Assistant	4.00 - 5.50	4.42	4.68
Physical Gym Instructor I	5.00 - 10.00	5.72	6.76
Physical Gym Instructor II	5.00 - 10.00	8.32	9.36
Physical Gym Instructor Preschool	6.50 - 10.50	8.84	9.88
Physical Instructor Dance I	7.00 - 11.00	7.28	8.06
Physical Instructor Dance II	7.00 - 11.00	8.84	9.88
Physical Kindergym Instructor	6.50 - 10.50	7.80	8.84
Recreation Assist (Temp, Grade VI-1)	-	9.36	10.92
Senior - Round Dancing	-	8.84	9.88
Senior - Square Dancing	12.00 - 13.00	9.88	13.00
Special Event Assistant	-	4.42	4.68
Special Needs ACLD Instructor Gym & Arts	8.00 - 14.50	12.48	14.56
Special Needs P. H. Drop-in Leader	4.00 - 6.00	4.94	5.20
Teen Co-ordinator	5.30 - 5.80	6.50	6.76
Teen Leader	4.05 - 4.45	4.68	4.94
Teens - Site Leader	4.55 - 5.05	5.20	5.56
Youth CAC Leaders	3.85**- 4.35	4.25	4.50
Youth CAC Section Head	5.00 - 5.50	5.15	5.65
Youth CAC Site Leaders	4.40 - 4.50	4.55	4.65
Youth Day Camp Counsellor	3.85**- 4.35	4.25	4.50
Youth Day Camp Section Head	5.00 - 5.50	5.15	5.65
Youth Day Camp Senior Staff	4.60 - 4.90	4.75	5.05
Youth Day Camp Truck Driver	3.85**- 4.35	4.25	4.50
Youth March Break Leader	4.20 -	4.55	4.65
Youth March Break Site Leader	4.60 -	4.75	5.05
Youth Playground Leader	3.85**- 4.35	4.25	4.50
Youth Playgrounds Section Head	5.00 - 5.50	5.15	5.65
Youth Playgrounds Senior Staff	4.60 - 4.90	4.75	5.05
Youth Special Needs Leader	3.85**- 4.50	4.25	4.50
Youth Special Needs Site Leader	4.40 - 4.50	4.55	4.65
Youth Special Needs Senior Staff	4.60 - 4.90	4.75	5.05

** \$4.00 effective October 1, 1984

Doc 8033r/0332R

R-17-e

CITY OF MISSISSAUGA
PROPOSED TEMPORARY SECRETARIAL/CLERICAL RATES 1985

Effective January 1st 1985

<u>CLASSIFICATION</u>	<u>1984 MINIMUM RATES</u>	<u>1985 MINIMUM RATES</u>
Clerical - - mail, filing	\$5.00	\$5.10
Clerk/Typist - - typing of correspondence and reports requiring set-up; record keeping may include dicta-typing	\$5.50	\$5.50
Secretarial - - shorthand, dictaphone, excellent typing, setting up appointments, etc	\$6.10	\$6.25
Secretarial - Legal	\$6.10	\$6.25
Secretarial - Executive	\$6.60	\$6.60



City of Mississauga

MEMORANDUM

R-18

TO: MAYOR AND MEMBERS OF COUNCIL
4029
DEPT. MAY 8 1985
FROM: L. W. STEWART, Q.C.
CITY SOLICITOR
DEPT.

8 May 1985

C.A. DATE MAY 08 1985

SUBJECT: Hearing of Ontario Municipal Board in the matter of a Referral by the Minister of Municipal Affairs and Housing at a request of J. J. Bacon on part of Official Plan Amendment Number 2 relating to lands on the east side of North Sheridan Way, north of the Queen Elizabeth Way, Mississauga.

ORIGIN: Appointment for Hearing Ontario Municipal Board May 2nd, 1985.

COMMENTS: On May 2nd, 1985 the Legal and Planning Department representatives attended before the Ontario Municipal Board on the hearing of a referral brought to the Board by J. J. Bacon on behalf of Kathrose Developments Limited relating to a parcel of land within Special Site 4 located east of the North Sheridan Way north of the Queen Elizabeth Way. The party requesting the referral wanted commercial designation to be inserted in the Official Plan policies so that the lands could be used for commercial uses. After hearing the City's witnesses and a representative from the Regional Municipality of Peel relating to the uses as a site as a sanitary land fill site the Board rendered its decision and stated that the policies as stated were in accordance with good planning principles and the Board could see no logic for the request. The Board approved the Official Plan policies in the form that had been sent to the Minister for approval.

RECOMMENDATION: That the report dated May 8th, 1985 from the City Solicitor relating to the hearing of the Ontario Municipal Board in the matter of a Referral by the Minister of Municipal Affairs and Housing at a request of J. J. Bacon on part of Official Plan Amendment Number 2 be received.

MVM:jk
c.c. E. Halliday
1018L/33L

L. W. Stewart
L. W. STEWART, Q.C.
CITY SOLICITOR.

Approved by:
City Manager

✓
! TO BE RECEIVED !



City of Mississauga
MEMORANDUM

R-19

To MAYOR & MEMBERS OF COUNCIL

From E. M. Halliday,

Dept. _____

Dept. City Manager's

Document #3524f/0120F C.A. DATE MAY 18 1985
May 9th, 1985

RE: 1985 CURRENT BUDGET

At its meetings on April 18th, April 22nd and April 24th, 1985, General Committee made the following adjustments to the City Manager's Recommended 1985 Current Budget:

Mayor and Council

- Reduce Mayor's Office Equipment Cost (\$ 5,000)

Non-Departmental

- Reduce Provision for Reserve for Assessment Appeals (\$400,000)
- Add to Revenue Fund Contribution to Capital (pursuant to Capital Budget recommendations) 55,000

Sub-total (\$345,000)

TOTAL (\$350,000)

In addition to these adjustments recommended by General Committee, several additional adjustments are recommended at this time as follows:

Library (per request of Chief Librarian)

- Add for conferences \$ 2,500
 - Add for courses 500
 - Reduce advertising (3,000)
- \$ nil

RESOLUTION AVAILABLE

FORM 145

Continued...../-2-

- R-19-a

- 2 -

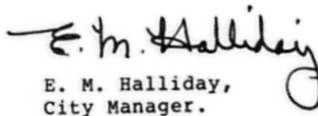
Non-Departmental

- Reduce Revenue from Payments-in-Lieu of Taxes (Section 160) - actual receipts now known \$ 10,000
 - Increase Grants to Voluntary Groups from \$350,000 to \$440,000 to cover commitments to date (this adjustment was not included in the budget summary report dated May 2nd). 90,000
- Sub-total \$100,000

Including these additional adjustments, the net budget has been reduced by \$250,000 resulting in a mill rate increase of 3.6% over 1984.

Recommendations:

1. That the City Manager's Recommended 1985 Current Budget, as amended by the report dated May 9th, 1985, from the City Manager, resulting in a Net Tax Levy of \$64,212,166 and requiring a residential rate of 12.099 mills (3.6% increase over 1984), be approved.
2. That the staff positions recommended in the budget be approved subject to further review of position grades and hiring dates by the Personnel Department, and that the need for filling these additional positions during the year continue to be carefully evaluated.
3. That the reserves and reserve funds as shown on pages T004-T006 of the Non-Departmental section of the 1985 Current Budget, as amended by the report dated May 9th, 1985, from the City Manager, be approved.


E. M. Halliday,
City Manager.



City of Mississauga
MEMORANDUM

R-20

To: Mayor & Members of Council
From: E Halliday : D Bray : I Scott
Dept: Manager's : Personnel : R & P

9th May 1985

C. A. DATE MAY 13 1985

SUBJECT: Full Time Hourly Non Union
Recreation & Parks Department
Employee Increases for 1985

COMMENTS: In view of the fact that a general wage increase of 4% for 1985 has been approved for Salaried Non Union Staff, it is appropriate we feel, to discuss a similar change for Full Time Hourly Non Union Recreation and Parks Department Employees. In our opinion, the time has arrived when this group should be considered on it's own merits and not with CUPE Local 66 of the Engineering & Works Department in mind, as far as wages, benefits and working conditions are concerned. This is especially true in light of the unionization attempt on that group in late 1984.

RECOMMENDATION:

- 1) Increase 1984 hourly rates by 4% effective 1st May 1985.
- 2) Increase Dental Plan coverage from 1983 ODA Fee Schedule of Benefits to 1985 ODA, effective 1st June 1985.

Ian W. Scott
I Scott
Commissioner
Recreation & Parks

D. J. Bray
D J Bray
Director of Personnel

E. M. Halliday
E M Halliday
City Manager

EHD:jew

Doc#0160P Pg. 27

RESOLUTION AVAILABLE



R-21

City of Mississauga

MEMORANDUM

FILES: 16 111 84200
11 141 00010

To Mayor and Members

From William P. Taylor, P.Eng.

Dept. of Council

Dept. Engineering and Works

E.A. DATE MAY 08 1985

May 6, 1985

SUBJECT: Request for preservicing for Fieldgate Development and Construction Ltd., Block 33, R.P. 494 and Block D, R.P. M-292, T-83049 (sketch attached).

ORIGIN: Request from Fieldgate Development and Construction Ltd. (c/o 3635 Dufferin Street, Suite 503, Downsview, Ontario, M3K 1N4).

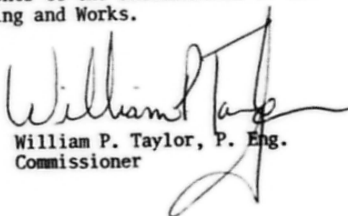
COMMENTS: We are in receipt of a request from Fieldgate Development and Construction Ltd. for preservicing of their lands located on the west side of Rockwood Road, north of Burnhamthorpe Road, Area Z-26.

The applicant has provided the required Letter of Undertaking, however, has not complied with all engineering related requirements.

The proposed plan conforms with By-Law 206-85 which came into effect on April 30, 1985. In this regard, we attach a copy of the Clerk's Declaration issued for this development.

RECOMMENDATION: That Fieldgate Development and Construction Ltd., T-83049, be permitted to commence with the construction of the underground services, in accordance with the City's preservicing policy, subject to compliance with all outstanding requirements to the satisfaction of the Commissioner of Engineering and Works.

Approved by:
City Manager

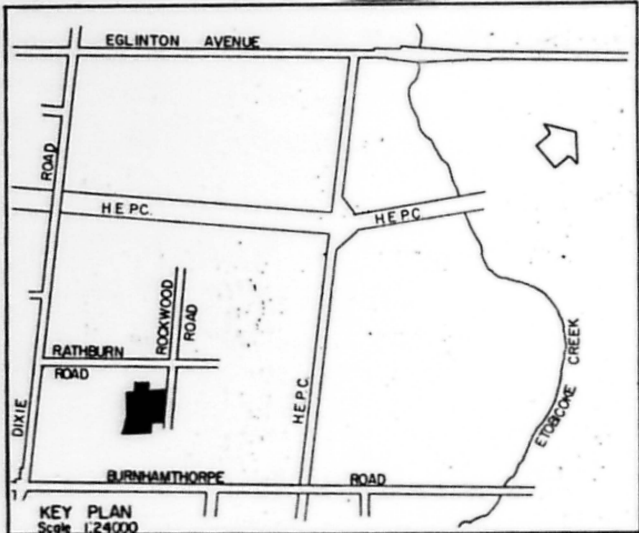

William P. Taylor, P. Eng.
Commissioner

✓ **RESOLUTION AVAILABLE**

T:cds
E:7E
Encl.

cc: E. M. Halliday

R-21-a





R-22

City of Mississauga

MEMORANDUM

FILES: 16 111 83207
11 141 00010

To: Mayor and Members of Council
From: William P. Taylor, P.Eng.
Dept: Engineering and Works
RY No: 4072

TE MAY 10 1985

C.A. DATE MAY 08 1985

TE No. T-81001

May 9, 1985

CLERK'S DEPARTMENT

SUBJECT: Request for preservicing for West Beach Investments Ltd., Block A, R.P. M-268, Part of Block G, R.P. M-15 and Part of Lot 26, Conc. 3, S.D.S., T-81001 (sketch attached).

ORIGIN: Request from West Beach Investments Ltd. (c/o 3072 Viewmount Road, Oakville, Ontario, L6L 5M7).

COMMENTS: We are in receipt of a request from West Beach Investments Ltd. for preservicing of their lands located on the east side of Silver Birch Trail, south of Lakeshore Road West, Area Z-3.

The applicant has provided the required Letter of Undertaking, and all the necessary items to preservice.

Also, please find attached a copy of a memorandum from the Clerks Department indicating that the proposed plan conforms with By-Law 316-81 which came into effect on August 13, 1981.

RECOMMENDATION: That West Beach Investments Ltd., T-81001, be permitted to commence with the construction of the underground services, in accordance with the City's preservicing policy.

RESOLUTION AVAILABLE

cc:cds
235E:27E
Encl.

cc: E. M. Halliday

Approved by:
City Manager

William P. Taylor, P. Eng.
Commissioner



City of Mississauga

R-23

MEMORANDUM

File ref: 12 331 85010
11 141 00010

To Mayor and Members of Council
Dept. _____

From W.P. Taylor, P. Eng. Commissioner
Dept. Engineering & Works

C.A. DATE MAY 08 1985

RECEIVED

April 26, 1985

RY No. 4071

TE MAY 10 1985

No. C-03-01

ENGINEERING DEPARTMENT

SUBJECT: Closed Circuit Television Survey of Storm Sewers
ORIGIN: Engineering & Works Department
(1985 Current Works Programme)
COMMENTS: Attached is a summary of tenders received by the City of Mississauga and opened at a public tender opening on Tuesday, April 16, 1985.

Funds are available for this work in the 1985 Current Budget. The engineering estimate for this contract is \$10,500.00. Expenditure to not exceed the budgetted amount of \$10,500.00.

RECOMMENDATIONS:

1. That the contract for Closed Circuit Television Survey of Storm Sewers be awarded to Underwater Tel-Eye Sewer Services Limited, the lowest bidder, at the tendered price of \$14,560.00, with expenditure not to exceed \$10,500.00.
2. That the By-Law to authorize execution of the contract for Closed Circuit Television Survey of Storm Sewers be approved by Council.

Approved by:
City Manager

William P. Taylor
W.P. Taylor, P. Eng.
Commissioner of Engineering

W.H. Munden
W.H. Munden, R.I.A.
City Treasurer

Donald R. Ogilvie
D.A.R. Ogilvie,
Commissioner of Finance

cc: E.

! RESOLUTION/BY-LAW AVAILABLE !

R-23-a



ENGINEERING & WORKS DEPARTMENT

Summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, April 16, 1985.

CONTRACT NO. 12 331 85010

CLOSED CIRCUIT TELEVISION SURVEY OF STORM SEWERS

1. Underwater Tel-Eye Sewer Services Limited	\$14,560.00
--	-------------

TKG:rm



City of Mississauga

MEMORANDUM File ref: 12 441 85008
11 141 00010

R-24

To Mayor and Members of Council
Dept. _____

From W.P. Taylor, P. Eng., Commissioner
Dept. Engineering & Works

C.A. DATE MAY 08 1985

April 25, 1985

RECEIVED

RY No. 4070

TE MAY 10 1985

No. K-03-01

ENGINEERING DEPARTMENT

SUBJECT:

Catchbasin and Manhole Repairs Contract

ORIGIN:

Engineering & Works Department
(1985 Current Works Programme)

COMMENTS:

Attached is a summary of tenders received by the City of Mississauga at a public tender opening on Tuesday, April 16, 1985.

Funds are available for this work in the 1985 Current Budget. The engineering estimate for this contract is \$71,200.00.

RECOMMENDATIONS:

1. That the contract for the Catchbasin and Manhole Repairs be awarded to Flag Construction Limited, the lowest bidder, at the tendered price of \$69,955.00.
2. That the By-Law to authorize execution of the contract for Catchbasin and Manhole Repairs be approved by Council.

Approved by:
City Manager

William P. Taylor

W.P. Taylor, P. Eng.
Commissioner of Engineering and Works

W.H. Munden

W.H. Munden, R.I.A.
City Treasurer

D.A.R. Ogilvie

D.A.R. Ogilvie,
Commissioner of Finance

[Signature]
cc: *[Signature]* at _____

cc: RESOLUTION/BY-LAW AVAILABLE !

R-24-a



ENGINEERING & WORKS DEPARTMENT

Summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, April 16, 1985.

CONTRACT NO. 12 441 85008

CATCHBASIN AND MANHOLE REPAIRS

1. Flag Construction	\$ 69,955.00
2. Ferma Construction Limited	\$ 72,806.00
3. Fusillo Paving Co. Ltd.	\$ 78,650.00
4. Country Sodding Ltd.	\$ 81,655.00 *
5. Tomar Paving & Construction Ltd.	\$104,240.00

* Correction in total tender price

TKG:rm



City of Mississauga

R-25

MEMORANDUM

File ref: 12 241 85008A
11 141 00010

To Mayor and Members of Council

From W.P. Taylor, P. Eng. Commissioner

Dept.

Dept. Engineering & Works

RECEIVED

C.A. DATE MAY 08 1985

BY No. 4069

April 25, 1985

TE MAY 10 1985

No. C-03-01

SUBJECT:

Construction/Reconstruction of Culvert Headwalls

ORIGIN:

Engineering & Works Department
(1985 Current Works Programme)

COMMENTS:

Attached is a summary of tenders received by the City of Mississauga and opened at a public tender opening on Tuesday, April 16, 1985.

Funds are available for this work in the 1985 Current Budget. The engineering estimate for this contract is \$81,300.00.

RECOMMENDATIONS:

1. That the contract for the Construction/Reconstruction of Culvert Headwalls be awarded to Petro Paving Ltd., the lowest bidder, at the tendered price of \$67,360.00.
2. That the By-Law to authorize execution of the contract for Construction/Reconstruction of Culvert Headwalls be approved by Council.

Approved by:
City Manager

William P. Taylor
W.P. Taylor, P. Eng.
Commissioner, Engineering & Works

W.H. Munden
W.H. Munden, R.I.A.
City Treasurer

D.A.R. Ogilvie
D.A.R. Ogilvie,
Commissioner of Finance

ENG:MMED:ym

cc ! RESOLUTION/BY-LAW AVAILABLE !

R-25-a



ENGINEERING & WORKS DEPARTMENT

Summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, April 16, 1985.

CONTRACT NO. 12 241 85008A

CONSTRUCTION & RECONSTRUCTION OF CULVERT HEADWALLS

1. Petro Paving Company Limited	\$ 67,360.00
2. Fusillo Paving Co. Ltd.	\$ 87,877.57
3. Ferma Construction Limited	\$ 90,395.00
4. Country Sodding Limited	\$100,345.00

TKG:rm



City of Mississauga

MEMORANDUM

File ref: 12 441 85007
11 141 00010

R-26

To Mayor and Members of Council
Dept. _____

From W.P. Taylor, P. Eng., Commissioner
Dept. Engineering & Works

C.A. DATE MAY 08 1985

April 25, 1985

RECEIVED

FILE NO. 4068

TE MAY 10 1985

FILE NO. K-03-01

ENGINEERING & WORKS DEPARTMENT

SUBJECT: Catchbasin Cleaning Contract
ORIGIN: Engineering & Works Department
(1985 Current Works Programme)

COMMENTS: Attached is a summary of tenders received by the City of Mississauga and opened at a public tender opening on Tuesday, April 16, 1985.

RECOMMENDATIONS:

Funds are available for this work in the 1985 Current Budget. The engineering estimate for this contract is \$29,200.00. Expenditure to not exceed the budgeted amount of \$29,200.00.

1. That the contract for the Catchbasin Cleaning be awarded to Superior Sewer Services Limited, the lowest bidder, at the tendered price of \$33,370.00.
2. That the By-Law to authorize execution of the contract for Catchbasin Cleaning be approved by Council.

Approved by:
City Manager

William P. Taylor
W.P. Taylor, P. Eng.,
Commissioner of Engineering & Works

W.H. Munden, R.I.A.
City Treasurer

D.A.R. Ogilvie
Commissioner of Finance

cc: E. ! RESOLUTION/BY-LAW AVAILABLE !

R-26-a



ENGINEERING & WORKS DEPARTMENT

Summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, April 16, 1985.

CONTRACT NO. 12 441 85007

CATCHBASIN CLEANING

- | | |
|---------------------------------|-------------|
| 1. Superior Sewer Services Ltd. | \$33,370.00 |
| 2. M.S.O. Construction Limited | \$55,380.00 |

TKG:rm



City of Mississauga

MEMORANDUM File ref: 12 281 85004
11 141 00010

R-27

To Mayor and Members of Council
Dept. _____

From W.P. Taylor, P. Eng. Commissioner
Dept. Engineering & Works

C.A. DATE MAY 08 1985

April 26, 1985

4067

TE MAY 10 1985

No. K-03-01

ENGINEERING & WORKS DEPARTMENT

SUBJECT: Curb Cutting Contract
ORIGIN: Engineering & Works Department
(1985 Current Works Programme)

COMMENTS: Attached is a summary of tenders received by the City of Mississauga and opened at a public tender opening on Tuesday, April 16, 1985.

Funds are available for this work in the 1985 Current Budget. The engineering estimate for this contract is \$32,000.00.

RECOMMENDATIONS:

1. That the contract for Curb Cutting be awarded to MacDonald's Concrete Sawing Ltd., the lowest bidder, at the tendered price of \$30,625.00.
2. That the By-Law to authorize execution of the contract for Curb Cutting be approved by Council.

Approved by:
City Manager

William Taylor
W.P. Taylor, P. Eng.
Commissioner of Engineering & Works

W.H. Munden
W.H. Munden, R.I.A.
City Treasurer

Donald Ogilvie
D.A.R. Ogilvie,
Commissioner of Finance

[Signature]
attach: RESOLUTION/BY-LAW AVAILABLE!
cc: E

R-27-a



ENGINEERING & WORKS DEPARTMENT

Summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, April 16, 1985.

CONTRACT NO. 12 281 85004

CURB CUTTING

- | | |
|--------------------------------|-------------|
| 1. MacDonald's Concrete Sawing | \$30,625.00 |
| 2. Graff Diamond Products | \$32,375.00 |

TKG:rm

R-27-a



ENGINEERING & WORKS DEPARTMENT

Summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, April 16, 1985.

CONTRACT NO. 12 281 85004

CURB CUTTING

- | | |
|--------------------------------|-------------|
| 1. MacDonald's Concrete Sawing | \$30,625.00 |
| 2. Graff Diamond Products | \$32,375.00 |

TKG:rm



City of Mississauga

R-28

MEMORANDUM File ref: 12 241 85016
11 141 00010

To Mayor and Members of Council
Dept.

From W.P. Taylor, P. Eng.
Dept. Commissioner of Engineering & Works

C.A. DATE MAY 08 1985
May 7, 1985

BY No. 4066

TE MAY 10 1985

No. C-6301

ENGINEERING DEPARTMENT

SUBJECT: Asphalt Pavement Repairs
ORIGIN: Engineering & Works Department
(1985 Current Works Programme)

COMMENTS: Listed below is a summary of tenders received by the City of Mississauga and opened at a public tender opening on Tuesday, April 30, 1985.

1. Warren Bitulithic Limited	\$672,445.40
2. Graham Bros. Const. Ltd.	\$675,319.00
3. Pave-Al Limited	\$679,425.00
4. Ferpar Paving	\$737,555.00
5. Barr Construction	\$752,715.00
6. Ferpac Paving	\$791,000.00

Funds are available for this work in the 1985 Current Budget. The engineering estimate for this contract is \$613,600.00. Expenditure is not to exceed budgeted amount of \$613,600.00.

RECOMMENDATIONS:

1. That the contract for the Asphalt Pavement Repairs be awarded to Warren Bitulithic Limited, the lowest bidder, at the tendered price of \$672,445.40, with expenditure to not exceed the budgeted amount of \$613,600.00.
2. That the By-Law to authorize execution of the Contract for Asphalt Pavement Repairs be approved by Council.

Approved by:
City Manager

William Taylor
W.P. Taylor, P. Eng.
Commissioner, Engineering & Works

W.H. Munden, R.I.A.
City Treasurer

Small & Co. Inc.
Commissioner of Finance

WS: APM-D-RM
attac

CC: ! RESOLUTION/BY-LAW AVAILABLE !



R-29

City of Mississauga

MEMORANDUM

File ref: 12 221 85004
11 141 00010

To Mayor and Members of Council
Dept. _____

From W.P. Taylor, P. Eng.
Dept. Commissioner of Engineering & Works

C.A. DATE MAY 13 1985

May 7th, 1985

RECEIVED

BY No. 4065

TE MAY 10 1985

EX No. K-03-01

WORKS DEPARTMENT

SUBJECT:

Concrete Sidewalk Repairs

ORIGIN:

Engineering & Works Department
(1985 Current Works Programme)

COMMENTS:

Listed below is a summary of tenders received by the City of Mississauga and opened at a public tender opening on Tuesday, April 30th, 1985.

- | | |
|------------------------------|--------------|
| 1. Fusillo Paving Co. Ltd. | \$336,820.00 |
| 2. Campana Construction Ltd. | \$364,420.00 |
| 3. Ferma Construction Ltd. | \$384,280.00 |

Funds are available for this work in the 1985 Current Budget. The engineering estimate for this contract is \$339,200.00.

RECOMMENDATIONS:

1. That the contract for Concrete Sidewalk Repairs be awarded to Fusillo Paving Company Limited, the lowest bidder, at the tendered price of \$336,820.00.
2. That the By-Law to authorize execution of the contract for Concrete Sidewalk Repairs be approved by Council.

Approved by:
City Manager

William P. Taylor
W.P. Taylor, P. Eng.
Commissioner of Engineering & Works

W.H. Munden
W.H. Munden, R.I.A.
City Treasurer

Ken R. Ogilvie
Ken R. Ogilvie,
Commissioner of Finance

cc. ! RESOLUTION/BY-LAW AVAILABLE !



City of Mississauga

R-30

MEMORANDUM File ref: 12 241 85021
11 141 00010

To Mayor and Members of Council
Dept. _____

From W.P. Taylor, P. Eng.
Dept. Commissioner of Engineering & Works

C.A. DATE MAY 10 1985

May 7, 1985

4064

MAY 10 1985

File 103-01

DEPARTMENT

SUBJECT: Asphalt Resurfacing

ORIGIN: Engineering & Works Department
(1985 Current Works Programme)

COMMENTS: Listed below is a summary of tenders received by the City of Mississauga and opened at a public tender opening on Tuesday, April 30, 1985.

1. Roadtec Incorporated	\$924,385.00
2. Warren Bitulithic Ltd.	\$926,117.00
3. Ontario Paving Ltd.	\$958,665.00
4. Pave-All Limited	\$959,950.00
5. Graham Bros. Const. Ltd.	\$1,013,560.00
6. Fermar Paving Ltd.	\$1,143,250.00
7. Armbro Materials & Cons.	\$1,263,090.00

Funds are available for this work in the 1985 Current Budget. The engineering estimate for this contract is \$945,359.00.

RECOMMENDATIONS:

1. That the contract for the Asphalt Resurfacing be awarded to Roadtec Incorporated, the lowest bidder, at the tendered price of \$924,385.00.
2. That the By-Law to authorize execution of the contract for Asphalt Resurfacing be approved by Council.

Approved by:
City Manager

William Taylor
W.P. Taylor, P. Eng.
Commissioner, Engineering & Works

W.H. Munden
W.H. Munden, R.I.A.
City Treasurer

Donald Ogilvie
D.A.R. Ogilvie,
Commissioner of Finance

! RESOLUTION/BY-LAW AVAILABLE !



R-31

City of Mississauga

MEMORANDUM File ref: 12 241 85012
11 141 00010

To Mayor and Members of Council

From W.P. Taylor, P. Eng.

Dept.

Commissioner of Engineering & Works

C.A. DATE MAY 10 1985

May 7, 1985

4063

MAY 10 1985

No. K-03-01

ENGINEERING & WORKS DEPARTMENT

SUBJECT: Sodding Contract

ORIGIN: Engineering & Works Department
(1985 Current Works Programme)

COMMENTS: Listed below is a summary of tenders received by the City of Mississauga and opened at a public tender opening on Tuesday, April 30, 1985.

1. Country Sodding Co. Limited \$82,040.00

Funds are available for this work in the 1985 Current Budget. The engineering estimate for this contract is \$83,985.00.

RECOMMENDATIONS:

1. That the contract for Sodding be awarded to Country Sodding Co. Limited, the lowest bidder, at the tendered price of \$82,040.00.
2. That the By-Law to authorize execution of the contract for Sodding be approved by Council.

Approved by:
City Manager

William P. Taylor
W.P. Taylor, P. Eng.
Commissioner, Engineering & Works

W.H. Munden
W.H. Munden, R.I.A.
City Treasurer

Donald R. Ogilvie
D.A.R. Ogilvie,
Commissioner of Finance

RESOLUTION/BY-LAW AVAILABLE !

cc:



City of Mississauga

MEMORANDUM

FILES: 17 111 85157
11 141 00010

R-32

To Mayor and Members

From William P. Taylor, P.Eng.

Dept. of Council

Dept. Engineering and Works

May 7, 1985

SUBJECT: Subdivision Repair Works in the City of Mississauga.
SOURCE: 1985 Capital Budget Programme.
COMMENTS: The following is a summary of tenders received and opened by a Committee of Council on Tuesday, May 7, 1985.

1. Ferma Construction	233,845.00
2. G. W. Barr	243,730.00
3. Campana Const.	258,510.00
4. Gazzola Paving Ltd.	270,020.00
5. Warren Bitulithic Ltd.	271,874.80
6. Keeway Construction Co.	284,332.00
7. J. F. Paving Co.	290,900.00
8. Armbro Construction	298,791.50
9. Pave-Al Ltd.	327,545.00
10. MSO Const. Ltd.	348,120.00

This contract includes the repairs of curbs, sidewalks, boulevards and placement of top asphalt in various assumed subdivisions within the City limits.

Funding to accommodate the works have been secured from Developer's deposits which have been collected in lieu of outstanding repairs and are presently lodged with the City Treasurer.

The original Department estimate for this project is \$260,000.00.

... 2 ...

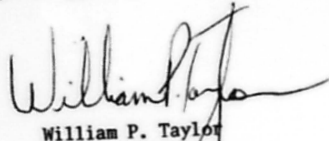
! RESOLUTION/BY-LAW AVAILABLE !

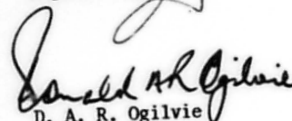
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- 2 -

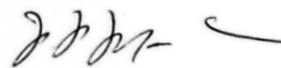
RECOMMENDATIONS:

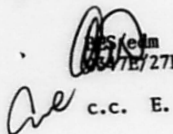
1. That the contract for the Subdivision Repair Works in the City of Mississauga be awarded to Ferma Construction, the lowest bidder at the tendered price of \$233,845.00.
2. That the by-law to authorize the execution of the contract for the subdivision repair works in the City of Mississauga be approved by Council.


William P. Taylor
Commissioner
Engineering and Works


D. A. R. Ogilvie
Commissioner
Finance

Approved by:
City Manager


W. H. Munden, R.I.A.
City Treasurer


c.c. E. M. Halliday



City of Mississauga
MEMORANDUM

R-33

To: H. MCCALLION, MAYOR, AND MEMBERS OF
CITY OF MISSISSAUGA COUNCIL
Dept. _____

From: IAN W. SCOTT, COMMISSIONER
RECREATION & PARKS DEPARTMENT
D. OGILVIE, COMMISSIONER OF FINANCE
Dept. _____

Council - May 13, 1985

May 13, 1985.

SUBJECT: 1985 Capital Budget

ORIGIN: Councillor Taylor's Requests for Picnic Shelter and Washrooms
at Mississauga Valley Park and Playground Equipment at
Greenfield Park

COMMENTS:

Staff have had an opportunity to review this situation and would report as follows. The picnic shelter has always been part of the Master Plan for Mississauga Valley Park and is indeed required to go along with the newly developed picnic area. This cost is \$45,000.00 and staff have no difficulty in recommending that it go forward in 1985 with the funding source being the Mascan Amenity Account.

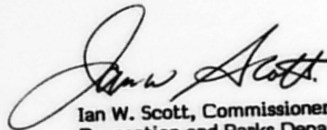
The situation regarding changerooms and washrooms is a different matter and is one that we feel will require further time to assess and develop. Specifically, there is a requirement not only for washrooms but for changerooms to service the football field. A plan must be developed for this type of facility including specific costs which will be greater than a normal changeroom/washroom facility due to the size of dressing rooms required for the playing of football. We would, therefore, recommend that this project be delayed until 1986 when a more thorough investigation of the concept can be obtained. In the meantime, temporary portable washrooms can be located at Mississauga Valley Park in the picnic area.

In terms of the playground at Greenfield Park, we would advise that it is not supported by standard however we do see a definite need for it and would, therefore, recommend that it go forward in 1985 with the source of funding being the Mascan Amenities.

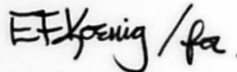
RECOMMENDATION:

That the following projects be approved in the 1985 Recreation and Parks Capital Budget with the source of funding being the Mascan Amenities:

1. Mississauga Valley Park - Picnic Shelter - \$45,000.00;
2. Greenfield Park - Playground Equipment - \$8,000.00.



Ian W. Scott, Commissioner,
Recreation and Parks Department.



D. Ogilvie, Commissioner,
Finance Department.

Approved by:
City Manager

IWS:pc

8183r/0012r

c.c. E. M. Halliday, City Manager

GENERAL COMMITTEE OF COUNCIL

APRIL 24, 1985

REPORT 16-85

TO: Mayor and Members of Council

LADIES AND GENTLEMEN:

The General Committee of Council presents its sixteenth report and recommends:

- 566-85 (a) That certificates be presented to recognize the citizens of Mississauga who participated on the 10th Anniversary/Bicentennial Committee.
- (b) That Members of the Committee of Festivals be congratulated and encouraged for their initiatives to promote community cooperation and goodwill.
- (c) That a plaque be installed on the portable stage recognizing the financial contribution from the Province of Ontario and the City of Mississauga.

A.04.08.09.01
A.02.03.13.01
(04-566-85)

- 567-85 That notwithstanding the walkway policy, DeZen Construction Limited be permitted to locate the driveways on Lots 68 and 69, Plan 43M-460 as far as possible from the existing walkway detailed on Block 84 (River Mill Way).

B.06.460.02
(04-567-85)

- 568-85 That Mississauga Mazda be permitted to locate a temporary trailer for a four month period on Lots 360 and 361, Registered Plan 915 (Motorway Boulevard) to be used as office facilities for a car dealership on the following conditions:

- (a) that a satisfactory site survey indicating the location of the temporary trailer be provided to the Commissioner of Building;
- (b) that electrical services be approved by Ontario Hydro;
- (c) that fire protection be approved by the Mississauga Fire Department;
- (d) that safety measures for the public be to the satisfaction of the Commissioner of Building.
- (e) that sanitary facilities are to the satisfaction of the Region of Peel Health Department.

L.01.06
(04-568-85)

Page 2
April 24, 1985

- 569-85 (a) That a by-law be enacted accepting the transfers of land located in the Credit River Valley (immediately south of Burnhamthorpe Road) conveyed gratuitously to the City by The Erin Mills Development Corporation.
- (b) That the sum of \$5,000.00 be allocated in the Information and Public Relations Section of the Clerk's Department budget to fund a presentation ceremony on June 7, 1985, recognizing the dedication of the 51 acres of land located in the Credit River Valley (immediately south of Burnhamthorpe Road) by The Erin Mills Development Corporation.

E.03.06.03
(04-569-85)

- 570-85 That a by-law be enacted to authorize execution of the Agreement dated January 25, 1985, between The Corporation of the City of Mississauga and Mediacom Inc. for the maintenance of City owned bus shelters.

D.05.07
(04-570-85)

- 571-85 That a by-law be enacted to authorize execution of an Agreement dated January 11, 1985, between The Corporation of the City of Mississauga and the Ministry of Transportation and Communications with respect to the development of the automatic passenger counters system.

D.05.01
(04-571-85)

- 572-85 That F & F Construction be permitted to retain a private contractor to install sanitary laterals to 68 Harborn Road (which is north of the Q.E.W. and west of Hurontario Street) and 2317 Rogers Road (which is east of Glen Erin Drive on the north side of Rogers Road) on the following conditions:

- (a) arrangements are made with the Region of Peel to ensure that the sanitary laterals are installed to its satisfaction and that all payments for fees and for any works to be undertaken by the Region of Peel have been paid and confirmed to the Commissioner of Engineering and Works.
- (b) arrangements are made to the satisfaction of the Engineering & Works Department (Inspection Section) to ensure that the said works will be completed to current City standards.
- (c) an inspection fee is paid in the amount of \$400.00 (cash or certified cheque to the City of Mississauga).
- (d) all trenches are backfilled with Granular 'B' compacted to 95% Standard Proctor Density.

- (e) a Letter of Credit in the amount of \$3,000.00 is submitted to the City to guarantee payment of any costs incurred by the City for any temporary or permanent works with a maintenance period of eighteen months to be established from the date the subject services are completed.
- (f) a Liability Insurance Certificate is submitted and maintained with the City in an amount of \$2,000,000.00 coinsuring the City and the Region of Peel in a form acceptable to the City Treasurer. This coverage, which is to remain in effect for the term of the maintenance period, is not to exclude coverage for blasting and is not to prescribe a deductible.
- (g) traffic control is carried out to the satisfaction of the Commissioner of Engineering and Works with the usual "open cut" permit being obtained from the City.

A.02.04.07.01
(04-572-85)

573-85 That Orlando Corporation be permitted to retain a private contractor to install one water service, one sanitary connection and one storm connection at 6659 Ordan Drive which is located north of Britannia Road and west of Dixie Road, provided that:

- (a) satisfactory arrangements are made with the Region of Peel to ensure that the water service and the sanitary lateral is installed to the satisfaction of that authority and that all payments for fees and for any works to be undertaken by the Region of Peel have been paid and confirmed to the Commissioner of Engineering & Works.
- (b) the applicant obtains the design approval for the storm sewer connection from the Commissioner of Engineering & Works.
- (c) that the applicant, 48 hours prior to construction, is to make satisfactory arrangements with the Engineering & Works Department (Inspection Section) to ensure that the said works will be completed to current City standards.
- (d) the connection installations are undertaken by a contractor acceptable to the City under the supervision of a qualified consulting engineer as deemed acceptable to the Commissioner of Engineering & Works with
 - (i) as constructed information for the storm sewer lateral to be provided to the City, by the Engineer, immediately upon completion of the works.
 - (ii) in conjunction with the 'as constructed' information on the storm lateral, the engineer is to provide a soils compaction certificate to the City for both City and Regional service installations.
- (e) that all trenches are backfilled with Granular 'B' compacted to 95% Standard Proctor Density.
- (f) an inspection fee in the amount of \$450.00 (cash or certified cheque) to be paid to the City of Mississauga.

- (g) a Letter of Credit in the amount of \$5,000.00 is submitted to the City to guarantee payment of any costs incurred by the City for any temporary or permanent works with a maintenance period of eighteen months to be established from the date the subject services are completed.
- (h) a Liability Insurance Certificate is submitted and maintained with the City in an amount of \$2,000,000.00 co-insuring the City and the Region of Peel in a form acceptable to the City Treasurer. This coverage, which is to remain in effect for the term of the maintenance period, is not to exclude coverage for blasting and is not to prescribe a deductible.
- (i) traffic control is carried out to the satisfaction of the Commissioner of Engineering and Works with the usual "open cut" permit being obtained from the City.
- (j) the issuance of a Plumbing permit be subject to Engineering and Works Department confirming that the above requirements have been satisfactorily completed.

A.02.04.07.01
(04-573-85)

- 574-85 That the City of Mississauga assume the municipal works as constructed by Erna Maria Szymczuk and Paul Szymczuk under the terms of the Engineering Agreement for Plan 43R-9277 located north of Rathburn Road East and west of Dixie Road and that the City Treasurer be authorized to release the Letter of Credit currently valued at \$7,110.43.

B.01.08
(04-574-85)

- 575-85 That notwithstanding Condition 2(b) of Schedule C of the Servicing Agreement for Lisgar - Phase 1, Plan 43M-579, located west of Tenth Line West and north of Britannia Road West, the developer be permitted to defer the construction of the wood screen fence at the rear of Lots 1, 2, 3, 52, 53, and 54 subject to the purchase and sale agreements for these lots containing an acknowledgement that the future homeowner is aware of the details of the wood screen fence and that it will not be installed until the lot grading and the Tenth Line West reconstruction works are substantially completed.

B.06.579.02
(04-575-85)

- 576-85 (a) That approval be given to the Credit Valley Hospital Fund Raising Centre to hold The Great Mississauga Care-A-Thon on Sunday, May 26, 1985 between 12:30 p.m. and 4:00 p.m. using Burnhamthorpe Road West from the westerly Square One access to Erin Mills Parkway subject to the following:
- a) that a Road Closure permit be obtained from the Engineering Department at least five (5) working days prior to the event.
 - b) that upon application for the Road Closure permit, the applicant provide proof of insurance in the amount of one million dollars (\$1,000,000.00), naming the City of Mississauga as co-insured, with an endorsement clearly marked on the policy.
 - c) that the applicant make arrangements with the Peel Regional Police for officers to be present during the event for traffic control.
 - d) that the Region of Peel approval be received for the use of the northbound lanes of Erin Mills Parkway between Burnhamthorpe Road West and Eglinton Avenue West.
 - e) that the costs for road closure and detour route signing incurred by the Engineering Department be assessed against the City Manager's contingency fund for events of this nature.
- (b) That a by-law be enacted to authorize the temporary closure of Burnhamthorpe Road West, between Mississauga Road and Erin Mills Parkway on Sunday, May 26, 1985 between 12:00 Noon to 4:00 p.m.

A.02.04.03.03
(04-576-85)

- 577-85 That St. Andrew's Presbyterian Church not be exempt from the costs incurred to post road closure and/or detour signs in conjunction with the 10 km Classic Road Race to be held on Saturday, June 22, 1985.

F.02.04.01
(04-577-85)

- 578-85 That the Notice dated April 9, 1985, from the Town of Oakville with respect to a public meeting to be held on May 23, 1985 with respect to a proposed by-law to correct the regulations table in the Town's comprehensive Zoning By-law be received for information.

A.02.06.04.02
(04-578-85)

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April 24, 1985

- 579-85 That the report dated March 19, 1985 regarding the current and future designation of historical buildings and the ongoing costs and maintenance by the City from the Commissioner of Recreation and Parks Department be received and that a financial impact report outlining both Capital and operating costs be included for all City owned buildings being proposed for designation.

I.10.01
(04-579-85)

- 580-85 That the report dated April 18, 1985 from the Commissioner of Recreation and Parks regarding the operation of the Pro Shop at the Lakeview Golf Course be received.

I.03.06
(04-580-85)

- 581-85 That the Meadowvale Men's Slo-Pitch League be granted permission to hold their Tournament at Dunton Athletic Field and erect a tent for a beer garden and that the Liquor License Board of Ontario be advised that the City of Mississauga has no objection to the issuance of a Special Occasion Permit for June 28th from 6:00 p.m. - 11:00 p.m., June 29th from 11:00 a.m. - 11:00 p.m., June 30th from 11:00 a.m. - 11:00 p.m. and July 1st from 11:00 a.m. - 6:00 p.m.

I.03.01
A.02.03.06.03
(04-581-85)

- 582-85 That the Act to Regulate Off-Road Vehicles be referred to the By-law Committee for consideration.

L.07.01
(04-582-85)

- 583-85 That the Streetsville Bread and Honey Festival be approved as an affiliate of the Recreation and Parks Department for a period of one year.

I.02.02
(22-33-85)

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April 24, 1985

- 584-85 (a) That the report dated April 10, 1985 from the Commissioner of Recreation and Parks concerning "A Communications Strategy for the Promotion of the Recreation and Parks Department" be endorsed.
- (b) That the first two priorities (i.e. promotion person and corporate identity) be endorsed as submitted in the 1985 budget request by the Recreation and Parks Department.
- (c) That the remaining eleven promotional strategies be considered during budget discussions in 1986.
- (d) That this project be reviewed on an annual basis to ensure that the Department's promotional strategies continue to be effective and viable.

A.02.03.04.01
(22-34-85)

- 585-85 That the report dated March 26, 1985 from the Commissioner of Recreation and Parks regarding Snow Removal and Sanding Policy be received.

F.05.03.01
(22-35-85)

- 586-85 That the Summary of Unfinished Business relating to the Recreation & Parks Committee as of April 15, 1985, be received.

A.03.04.09
(22-36-85)

- 587-85 That the letter from The City of York Local Architectural Conservation Advisory Committee announcing a two-day seminar entitled: The Humber River: Its History And Its Role In The Development Of Ontario, to be held on Saturday and Sunday September 28 and 29, 1985, be received.

H.05.04.04
(21-25-85)

- 588-85 That the letter dated March 28, 1985, from R. E. Winter & Associates Ltd. regarding a formal application for an amendment to the Official Plan to permit development of a "Convenience Commercial Centre" at the south-west corner of Eglinton Avenue West and future Heritage Hills Boulevard to be located on the Goodman Family Property, part of Lot 18, Concession 2, N.D.S., be received.

T-84001
(21-26-85)

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April 24, 1985

- 589-85 That the Local Architectural Conservation Advisory Committee endorse the revised designation process as outlined in the report dated April 11, 1985, from the Commissioner of Recreation and Parks and Commissioner of Planning, and as presented to the Committee at its meeting on April 15, 1985, by Professor T. McIlwraith.

I.10.01
(21-27-85)

- 590-85 (a) That the Peer House located at the south-east corner of Lakeshore Road and John Street in the Historical Village of Port Credit be listed on the Mississauga Heritage Inventory, as a Recognized Property.
- (b) That the Peer House be considered for designation under the Ontario Heritage Act following completion of the Port Credit Harbour Study.
- (c) That the Peer House be incorporated into the Site Development Plan and be encouraged for adaptive re-use as part of the Re-zoning Proposal under file OZ/45/84.
- (d) That the Local Architectural Conservation Advisory Committee Review Sub-Committee be included in the circulation for comments for the Site Development Plan Approval.

I.10.85002
(21-28-85)

- 591-85 That the copy of the letter dated April 10, 1985, from Professor McIlwraith to Mrs. Mary Manning on behalf of the Local Architectural Conservation Advisory Committee thanking her for her many years of service to the Local Architectural Conservation Advisory Committee, be received.

I.10.01
(21-29-85)

- 592-85 That the report from Mary Lou Evans dated January 15th, 1985, setting out a number of Local Architectural Conservation Advisory Committee designation recommendations and items that have been deferred or not completed, be received.

I.10.01
(21-30-85)

- 593-85 That the Summary of Unfinished Business relating to the Local Architectural Conservation Advisory Committee as of April 15, 1985, be received.

A.03.04.04
(21-31-85)

- 594-85 That Mr. Jas. P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, be notified that the City of Mississauga approves the support given to Mrs. Marguerita Fromm with regard to the proposed renovations to the General Store, Meadowvale Village, as set out in his letter dated April 2nd, 1985.

I.10.03
(21-32-85)

- 595-85 That Mr. Jas. P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, be advised that the City of Mississauga approves the request for a new roof on the Millworkers Cottage at 1765 Pond Street, Meadowvale Village as set out in his letter dated April 2nd, 1985.

I.10.85001
(21-33-85)

REPORT 17-85

TO: Mayor and Members of Council

LADIES AND GENTLEMEN:

The General Committee of Council presents its seventeenth report and recommends:

596-85 That the request by Mr. T. Labelle on behalf of K Mart for permission to locate two trailers behind the store at Rockwood Mall on Dixie Road for approximately six weeks to be used for storage of merchandise and fixtures while the store is being remodelled be approved subject to the following conditions:

- (a) submission of a satisfactory site survey indicating the location of the trailers;
- (b) electrical services to be approved by Ontario Hydro;
- (c) fire protection and location of the trailers to be approved by the Mississauga Fire Department;
- (d) safety measures for the public in and around the trailers to be approved by the Commissioner of Building;
- (e) sanitary facilities to be approved by the Region of Peel Health Department.

L.01.06
(04-596-85)

597-85 That the request from Mr. Murray Coebel of Vista Development Corporation, for permission to erect a non-illuminated, double-faced temporary ground sign having a sign face area of 8.92 m² (96 sq. ft.) on vacant land at the corner of Lakeshore Road West and Silver Birch Trail to advertise the preselling of homes be approved for a period of three months provided it is setback a minimum of 3.1 m (10 ft.) from Lakeshore Road West.

A.00.02.05
L.09.05.01
(04-597-85)

598-85 That Mr. Wayne Arbeau of 204 Voltaire Crescent, Mississauga, acknowledge, in writing, to the City that the previously constructed open deck attached to the rear of the existing house is situated on lands that are susceptible to flooding and that no additional works relating to drainage be required for this construction.

A.02.05.03.01
(04-598-85)

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May 1, 1985

- 599-85 That the Ministry of Transportation and Communications be notified that the City of Mississauga accepts the transfer of portions of Hurontario Street (Highway No. 10 - designated as Parts 1, 2 and 3 on Plan 43R-10788 - P-1659-127.)

A.02.03.02.01
(04-599-85)

- 600-85 (a) That the maximum time limit for parking in the Front Street North lot be reduced from 72 hours to 3 hours. .
(b) That a by-law be enacted to amend Traffic By-law No. 444-79, as amended, to include in column 4 "No overnight parking" for the Front Street South (Lot #2) and Stavebank Road South (Lot #3).

F.06.04.02
(04-600-85)

- 601-85 That 'No Parking Anytime' signs be erected on the north side of Marf Avenue between Canterbury Road and the west limit of the bulb at the east limit of Marf Avenue.

F.06.04.02
(04-601-85)

- 602-85 That a by-law be enacted to amend Traffic By-law No. 444-79, as amended, to remove the listing for Winding Trail, allowing long term on-street parking on the south side between 50 metres west of Dixie Road and Silver Spear Road for a maximum period of 72 hours.

F.06.04.02
(04-602-85)

- 603-85 (a) That funds in the amount of \$75,000.00 be approved in the 1985 Planning Department Budget to hire a consultant to undertake the Port Credit Harbour Study.
(b) That the consulting firm of Hough, Stansbury and Associates Limited be appointed to undertake the Port Credit Harbour Study in accordance with the terms of reference endorsed on January 14, 1985 and the Study Proposal dated March 28, 1985.
(c) That a by-law and agreement be prepared between Hough Stansbury and Associates Limited and the City of Mississauga for the Port Credit Harbour Study.

C.01.11
(04-603-85)

- 604-85 That the report dated April 25, 1985 from the Commissioner of Recreation and Parks regarding the Mississauga Canoe Club's 27th Annual Regatta be received.

I.02.01
(04-604-85)

- 605-85 That the Erin Mills Little League Baseball Association be granted permission to sell refreshments at South Common Park on June 15, 16; July 6, 13, 20; and September 8, 1985.

I.03.01
(04-605-85)

- 606-85 (a) That the Malton Community Festival Committee be permitted to hold their Annual Festival in the Malton Community Centre and Elm Creek Park between Tuesday, May 21 and Sunday May 26, 1985 subject to the appropriate approvals from Peel Regional Police, Peel Regional Health Department, the Fire Department, Engineering and Works Department, and the Liquor License Board of Ontario.
- (b) That the Malton District Boy Scouts be permitted to camp overnight and to light a campfire in Elm Creek Park on Friday, May 24, 1985 conditional on Fire Department approval.
- (c) That the Liquor License Board of Ontario be advised that the City of Mississauga has no objections to the issuance of a Special Occasion Permit to the Malton Community Festival Committee for operating a Beer Garden on Saturday, May 25, 1985 between 11:00 a.m. and 10:00 p.m. in Elm Creek Park.
- (d) That a dispensation from Bylaw 331-77 be applied to the Upper Canada Rifles, a Blade Powder group, to allow them to demonstrate in Elm Creek Park on Saturday, May 25, 1985.
- (e) That the Malton Community Festival Committee be allowed to coordinate paid admission, pony rides and sales of food and non alcoholic beverages on Saturday, May 25, 1985 in Elm Creek Park and in the Malton Community Centre subject to the Peel Regional Health Department being advised of the plans regarding food.

A.04.08.07
(04-606-85)

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May 1, 1985

- 607-85 That permission be granted to Mr. Richard Matthewman of Richards Auctioneers and Valuers Limited of 2345 Confederation Parkway, Penthouse 4, Mississauga, Ontario, to hold auction sales of antique and modern household furnishings on the following dates at Clarke Hall: Friday, May 31, 1985; Friday, June 14, 1985; Friday, June 28, 1985; Friday, July 12, 1985; Friday, July 26, 1985; Friday, August 16, 1985; Friday, August 30, 1985; Friday, September 13, 1985; Friday, September 27, 1985; Friday, October 11, 1985; Friday, October 25, 1985.

E.02.12.01
(04-607-85)

- 608-85 That the report dated April 25, 1985, from Mr. A. Franks, Commissioner of Building, Zoning and Licensing outlining the taxicab tariff increases from 1968 to the present time showing the percentage of increase be received.

L.08.06
(04-608-85)

- 609-85 That places of worship not be exempt from the provisions of By-law 636-83 with respect to the conveyance of land or cash-in-lieu of land for park purposes.

A.00.02.01
A.00.03.01
L.03.84033
(04-609-85)

- 610-85 That the report dated April 22, 1985 from the City Solicitor relating to Section 15 of The Canadian Charter of Rights and Freedoms be received.

G.01.01
(04-610-85)

- 611-85 That the City Clerk be authorized to undertake the necessary procedures for the purpose of stopping up that part of Fairview Road (formerly Gordon Avenue) on Registered Plan B-25 in accordance with the provisions of The Municipal Act and The Regional Municipality of Peel Act.

F.02.01
T-78074
(04-611-85)

- 612-85 That a by-law be enacted to levy the 1985 institutional tax against the Mississauga Hospital at \$31,400.00, against the Erindale College of the University of Toronto at \$187,850.00, and against Sheridan College at \$19,400.00, and that such levies be payable in three instalments to coincide with due dates for the 1985 final tax levy.

J.06.02.01
(04-612-85)

- 613-85 That a by-law be enacted to provide for the payment and collection of the final tax levies for 1985 as follows:

Business taxes	- One instalment	July 16, 1985
Realty taxes	- First instalment	July 16, 1985
	- Second instalment	August 15, 1985
	- Third instalment	September 17, 1985

J.06.02.01
(04-613-85)

- 614-85 That Quotation QW-3-1985 for the Supply & Application of Weed Control Solution and Plant Growth Regulator be awarded to Vic Palmer Enterprises Ltd., being the lowest acceptable bidder, at a total cost of \$27,300.00.

K.03.01
(04-614-85)

- 615-85 (a) That the 1985 Workers' Compensation premiums charged to City Departments be fixed at 1% of an employee's earnings up to \$31,500.00 per annum, except for the Transit Department which shall be fixed at 2.36% of an employee's earnings up to \$31,500.00 per annum.
- (b) That the Transit Department in conjunction with the Personnel Department be authorized to proceed with the preparation and implementation of a new program for safety and health including the Workers' Compensation Board.

H.04.02
(04-615-85)

- 616-85 That the report dated March 13, 1985, from the City Treasurer with respect to the activities of the internal audit section of the Treasury Department, be received.

J.01.01
(04-616-85)

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May 1, 1985

- 617-85 That a by-law and agreement be prepared between the City of Mississauga and H. B. Group Insurance to provide employees the option of participating in a Group Home and Automobile Insurance Program through payroll deduction.

H.03.01
(04-617-85)

- 618-85 (a) That the City of Mississauga establish an Employee Assistance Program and that progress reports be submitted to General Committee on a regular basis.
- (b) That Corporate Health Consultants Limited be contracted to assist with the establishment of an Employee Assistance Program and to provide counselling services for this program.

H.01.01
(04-618-85)

- 619-85 That the City of Mississauga undertake to sponsor a Program entitled "The Entrepreneurship Forum," which is a program designed for small business to give basic assistance and guidance with start up and a contact network for future reference.

B.09.01
(04-619-85)

- 620-85 (a) That the Minutes of the Business Development Advisory Board meeting of February 19, 1985, be recieved.
- (b) That the Minutes of the Business Development Advisory Board meeting of April 16, 1985, be received.

B.09.01
(04-620-85)

- 621-85 That the resolution adopted by Etobicoke Council on April 9, 1985 with respect to the proposed industrial waste landfill site in Mississauga be received for information (letter dated April 16, 1985, from Mr. R.F. Cloutier, Etobicoke City Clerk).

F.08.07
(04-621-85)

- 622-85 That the resolution adopted by Hamilton Council requesting the Minister of Municipal Affairs and Housing to amend The Municipal Act to make it mandatory that local Governments strike from the payroll any person elected to a higher office on the date that pay for the higher office begins be received for information (letter dated April 15, 1985, from the Hamilton City Clerk).

A.02.03.01
(04-622-85)

- 623-85 That the "Elmer & Robbie" safety program, presented by Oksana Hlogan to the Traffic Safety Council on April 24, 1985, be approved in principal, subject to a review of costs involved.

F.06.03.01
(19-26-85)

- 624-85 (a) That the memorandum dated April 9, 1985 from Councillor L. Taylor regarding his request for crossing guards at railway crossings, along with a copy of a letter dated March 21, 1985 from the Canadian Transport Commission, be received.

- (b) That the City policy of placing crossing guards at railway crossings if warrants are met be reaffirmed.

D.02.04
F.06.03.02
(19-27-85)

- 625-85 That the Site Inspection Sub-Committee of the Traffic Safety Council carry out an inspection at Sawmill Valley Drive and Folkway Drive in the afternoon to determine if a crossing guard is warranted.

F.06.03.02
(19-28-85)

- 626-85 (a) That the mail boxes at the south/west corner of Oslo Crescent be relocated because they are obstructing vision, pursuant to a request for a safety study from Mrs. Ann Godard of 2857 Oslo Crescent, Mississauga.

- (b) That school crossing signs be placed in the following locations:
- (i) facing southbound on Copenhagen halfway between Bendigo Circle and Quetta Mews
 - (ii) facing northbound on Copenhagen halfway between the north and south entrances to Oslo Crescent.

F.06.03.01
(19-29-85)

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- 627-85 That the Site Inspection Sub-Committee of the Traffic Safety Council reinspect the area of Ponytrail Drive and Forest Glen School in the afternoon.

F.06.03.01
(19-30-85)

- 628-85 That a crossing guard not be stationed at Rymal Road and McCarthy Court as warrants are not met.

F.06.03.02
(19-31-85)

- 629-85 That a crossing guard not be stationed at the intersection of Battleford Road and Miller's Grove as warrants are not met.

F.06.03.02
(19-32-85)

- 630-85 (a) That the petition signed by Mrs. Barbara Malfara of 7599 Darcel Avenue and other residents of the area regarding a request for a review of the traffic situation at Darcel Avenue and Darla Drive, be received.

- (b) That the Peel Regional Police be requested to monitor the intersection of Darcel Avenue and Darla Drive.

F.06.03.01
(19-33-85)

- 631-85 That the request for a sidewalk on John Street to Hurontario Street be referred to the Engineering and Works Department for a study and that the study be referred back to the Traffic Safety Council.

F.06.03.01
(19-34-85)

- 632-85 That the copy of the article entitled "Four-Way Stops are the Villains" which appeared in an Ontario Traffic Conference Bulletin, be received.

F.06.03.01
(19-35-85)

- 633-85 That the Summary of Site Inspections as of April 24, 1985 included on the Traffic Safety Council agenda of April 24, 1985, be received.

F.06.03.01
(19-36-85)

- 634-85 That the Summary of Unfinished Business relating to the Traffic Safety Council as of April 24, 1985, be received.

A.03.04.05
(19-37-85)

- 635-85 That the information contained in the letter from Mrs. Elaine Lord, Mississauga Central Block Parent Committee, dated April 9, 1985, regarding safety concerns in the area bordered by Derry Road on the north and Britannia Road on the south, Tenth Line on the west and Winston Churchill Boulevard on the east, be received.

F.06.03.01
(19-38-85)

- 636-85 (a) That the Business Officer for the Board of Education be requested to notify the Principal of Oakridge Public School and the parents of the children using the crossing at Mississauga River and Highriver Court, of the City policy with regard to crossing guards.
- (b) That the matter of the crossing guard at Mississauga Road and Highriver Court be referred to the next meeting of the Traffic Safety Council to determine if the guard should be removed at the end of the school year.

F.06.03.02
(19-39-85)

- 637-85 That the information presented by Dr. A. Wood to the Traffic Safety Council at its meeting on April 24, 1985 with regard to the CPR Crossing and Erindale Station Road be received and that no action be taken in this regard.

F.06.03.01
(19-40-85)

- 638-85 That the request from the residents of Meredith Avenue, along with a petition for a sidewalk on Meredith Avenue - East Side, from Third Street southerly to Lakeshore Road, be approved.

F.05.02.01
(19-41-85)

- 639-85 That the Peel Regional Police Special Traffic Unit be requested to do a traffic blitz of Stanfield Road from the Queensway to the North Service Road at various times during the day and night.

F.06.03.01
(19-42-85)

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May 1, 1985

- 640-85 That the information presented by Dr. A. Wood to the Traffic Safety Council at its meeting on April 24, 1985 with regard to a site inspection of the walkways in the Lake Aquitaine area, be received.

F.06.03.02
(19-43-85)

- 641-85 That the depositions by Mr. J. Sabine, solicitor on behalf of Messrs. J. and M. Hosinec, and the Estate of Mr. G. Hosinec, Mr. J. Hosinec and Mr. M. Hosinec, to the Public Works Committee at its meeting on April 18, 1985, with respect to drainage of lands in the Hurontario District, be received.

OZ-36-81
OZ-41-84
OZ-55-84
C.04.01
(38-71-85)

- 642-85 That the deputation by Mr. Ron Murray, President, Laidlaw Industries, to the Public Works Committee at its meeting on April 18, 1985, with respect to waste recycling, be received.

F.05.04.05
(38-72-85)

- 643-85 (a) That the following street names be approved for use in proposed plan of subdivision T-80038, Markborough Properties Limited (East Credit Neighbourhood One):

CASLOR CRESCENT
CUTHBERT COURT
PUREBECK PLACE
LULWORTH COURT
BRIARLEA CRESCENT
CHIDDINGSTONE COURT

HIDDEN VALLEY COURT
PORTSMOUTH PLACE
PRINCELEA PLACE
RALEIGH COURT
RUNDLE COURT
STEEPLECHASE STREET.

- (b) That the following street names NOT approved by the Region of Peel Street Names Committee NOT be approved for use in proposed plan of subdivision T-80038, Markborough Properties Limited (East Credit Neighbourhood One):

BOURNEMOUTH AVENUE
EAST CREDIT CIRCLE
WEYMOUTH WAY.

LANDS END LANE
WIMBOURNE WAY

F.02.07
T-80038
(38-73-85)

- 644-85 That the Engineering & Works Department maintain a list of street names reserved by Members of Council.

F.02.07
(28-74-85)

- 645-85 That the report dated January 28, 1985, from Mr. A. Franks, Commissioner of Building, relating to the concerns expressed by Mr. Stan Cook, President of the Independent Limousine Operators-Drivers Association about the A.P.T.V. (Limousine) Flat Rate Tariff, Schedule 3 of By-law 697-84, be received.

L.08.01
(10-8-85)

- 646-85 (a) That the letter of Notification to Mr. R. Nisbet, Manager of Public Vehicle Licensing Section and a copy of the application to the Ontario Highway Transport Board from June Lewicki, operating as Lewicki Transportation Services, informing of their intended passenger service within the City of Mississauga, be received.
- (b) That Mr. Edward Dowling, General Manager of Mississauga Transit, be informed of this intended service.
- (c) That the Ontario Highway Transport Board and June Lewicki of Lewicki Transportation Services be notified that the Vehicle Licensing Section of the City of Mississauga does not object to the intended service as there is no City by-law to regulate this intended service.

L.08.01
(10-9-85)

- 647-85 That the Summary of Unfinished Business relating to the Public Vehicle Authority as of February 4, 1985, be received.

A.03.04.01
(10-10-85)

- 648-85 (a) That the report dated January 28, 1985 from the Tariff Sub-Committee established by the Public Vehicle Authority at its meeting on August 7, 1984 to review the existing taxicab and public vehicle tariff structure and corresponding Airport flat rates, be referred back to the Sub-Committee for further detailed consideration.
- (b) That the report dated January 23, 1985 from Mr. A. Franks, Commissioner of Building, regarding the taxicab and public vehicle tariff structure and corresponding Airport flat rates, be referred to the Tariff Sub-Committee for consideration.

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- (c) That the comments from the various Industry members made to the Public Vehicle Authority at its meeting on February 4, 1985, which are included in the Minutes of that meeting, be taken into account by the Tariff Sub-Committee in reconsidering the reports referred to in (a) and (b) above.
- (d) That Mr. A. Franks, Commissioner of Building, be requested to prepare a report for submission to the next meeting of the Public Vehicle Authority scheduled for March 4, 1985, on the appropriateness of tariff increases for taxicabs and A.P.T.V. (Airport Public Transportation Vehicles), and further, that such a report recommend tariff adjustments, if considered necessary.

L.08.01
(10-11-85)

GENERAL COMMITTEE OF COUNCIL

MAY 8, 1985

REPORT 18-85

TO: MAYOR AND MEMBERS OF COUNCIL

LADIES AND GENTLEMEN:

The General Committee of Council presents its eighteenth report and recommends:

- 649-85 That the report dated April 29, 1985, from the City Manager with respect to the brief dated January 1985 from Markborough Properties regarding exemption from the 2% cash-in-lieu of parkland dedication required on industrial development applications in the Meadowvale Business Park (south of Highway 401) be deferred to the next General Committee meeting scheduled for May 15, 1985.

B.07.84147
B.07.84149
(04-649-85)

- 650-85 That the request to General Committee at its meeting on May 8, 1985, from Mr. Pascal Cesario, 762 Vermouth Avenue, Mississauga, for permission to sell fishing tackle at Port Credit Marina and surrounding streets be denied as retail sales are not permitted in the Park under the Zoning By-law and By-law 503-81 which prohibits retail sales from City streets.

A.02.03.05.01
L.02.01
(04-650-85)

- 651-85 (a) That sidewalks be constructed on Tapestry Trail in accordance with the Servicing Agreement for Plan 43M-460, York Hannover Developments Ltd.
- (b) That notwithstanding the requirements of the Servicing Agreement for Plan 43M-460, York Hannover Developments Ltd. the sidewalk proposed on River Mill Way be deleted.
- (c) That the sidewalk on Unicorn Court to Ponytrail Drive be constructed as proposed in accordance with the Servicing Agreement for Plan 43M-460, York Hannover Developments Ltd.
- (d) That the developer be required to pay the amount of \$14,940.00 as cash-in-lieu of the construction of sidewalks on River Mill Way.
- (e) That the Public Works Committee review the sidewalk policy.

B.06.460.02
(04-651-85)

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- 652-85 (a) That a by-law be prepared to repeal Section 11 of Mobile Licence By-law 995-84 and the following substituted therefore:
- 11(1) Every licence issued under this by-law shall be valid for a period of one year effective from the 1st day of March up to and including the last day of February of the following year.
- 11(2) Notwithstanding the provisions of subsection (1), every licence issued between December 17th, 1984 and the date of enactment of this by-law shall be valid until the last day of February of 1986.
- (b) That the Commissioner of Building, Zoning and Licensing prepare a report for the consideration of the By-law Committee with respect to the use of A-frame type signs and that the Mississauga Real Estate Board be invited to discuss this matter with the Committee.

L.09.03.01
(04-652-85)

- 653-85 That the letter dated April 30, 1985, from Mr. Gary Vettese, President of Intrans Corp, requesting that levies be waived with respect to a building permit application for an addition to the building at 1257 Eglinton Avenue East be deferred to the next General Committee meeting scheduled for May 15, 1985, and that a Special Council meeting be held at 10:00 a.m. on May 15, 1985, to consider the recommendation from General Committee on this matter.

02/47/78
(04-653-85)

- 654-85 That the Commissioner of Planning and Commissioner of Recreation and Parks arrange a public meeting with the residents of the Creditview Secondary Plan District regarding the Planning Staff report dated May 8, 1985, entitled, "Creditview Secondary Plan Review" and that all Members of Council be invited to attend the meeting.

C.04.18
(04-654-85)

- 655-85 That the report dated April 12, 1985, from the Commissioner of Recreation and Parks and City Clerk with respect to the Major Parkland Levy for the Erin Mills West District be deferred to the next meeting of General Committee scheduled for May 15, 1985.

T-83021
T-83022
T-82034
(04-655-85)

- 656-85 That the report dated April 12, 1985, from the Commissioner of Recreation and Parks and City Clerk with respect to the Major Parkland Levy Credit for the Central Erin Mills District, Neighbourhood 201-B be deferred to the next General Committee meeting scheduled for May 15, 1985.

T-82026
(04-656-85)

- 657-85 (a) That applicants submit a Letter of Credit for 100% of the cost of the landscape works as shown on the approved landscape plans for all types of development with the exception of Industrial Developments and that applicants for Industrial Developments submit a Letter of Credit for the amount of landscape works to a MAXIMUM of \$1.50/sq. m of the site area.
- (b) That staff monitor the Landscape Letter of Credit Formula for Industrial Development for a period of one (1) year and report back to General Committee on the feasibility of applying the Landscape Letter of Credit Formula for Multi-residential, Commercial and Institutional Developments.
- (c) That staff up-date and appropriately revise the Industrial Development figures for the average cost of landscaping yearly.

A.00.02.01
(04-657-85)

- 658-85 (a) That the Ontario Heritage Foundation be notified that the City of Mississauga has no objection to the Streetsville Historical Society's proposal to conduct an archeological exploration of the Timothy Street Mill site.
- (b) That the Streetsville Historical Society keep the City informed on the project's progress.
- (c) That a copy of the report dated May 2, 1985, from the Commissioner of Recreation and Parks regarding an archeological exploration of Timothy Street's Mill be forwarded to the Credit Valley Conservation Authority.

E.04.02.01.40
I.10.01
(04-658-85)

- 659-85 That the City of Mississauga enter into a license agreement with Shortwave Marine Electronics Limited for the operation of a small boat docking facility at J. C. Saddington Park for a period of five successive seasons commencing May, 1985 and terminating in November, 1989, and that a by-law be enacted authorizing execution of the Agreement.

E.04.01
(04-659-85)

- 660-85 That due to continuing drainage problems at Dellwood Park a one time grant of \$12,500 be awarded to the Lyndwood Tennis Club to cover the cost of reconstruction of three tennis courts and that Lyndwood Tennis Club be responsible for the balance of the repair costs in the amount of \$7,250.00.

I.03.01
(04-660-85)

- 661-85 (a) That the Streetsville Founders' Bread and Honey Festival organization be permitted to hold their annual Festival at Streetsville Memorial Park May 30, May 31, and June 1, 1985, subject to appropriate approvals from the City's Engineering and Works, Building, and Fire Departments, from the Peel Regional Police and Health Department and from the Credit Valley Conservation Authority.
- (b) That Allen Shows of Brantford be permitted to operate Carnival Rides in Streetsville Memorial Park on May 30, May 31, and June 1, 1985, subject to their co-insuring the City of Mississauga for One Million Dollars (\$1,000,000.00) for the operating period and subject to obtaining an appropriate operating license from the Building Department.
- (c) That the Lions Club of Streetsville be permitted to operate Games of Chance in Streetsville Memorial Park on Friday, May 31 and Saturday, June 1, 1985, subject to obtaining a license from the Building Department
- (d) That the Rotary Club of Streetsville be permitted to operate a "Summerfest" Beer and Wine Garden on May 31 and June 1, 1985, in the Vic Johnston Community Centre Arena, subject to obtaining licensed approvals from the Liquor License Board of Ontario.
- (e) That permission be granted to the Streetsville Founders Bread and Honey Festival organization to charge an admission fee of \$2.00 for adults (over 13 years) to enter Streetsville Memorial Park on Saturday, June 1, 1985.

- (f) That the Streetsville Founders Bread and Honey Festival organization be permitted to coordinate the sales of food, non-alcoholic beverages, arts and crafts items, flea market items and pony ride admissions by participating groups in the park, subject to their advising Peel Regional Health Department of their intent.
- (g) That Transportation Canada be advised that the City of Mississauga has no objections to permission being granted to the Streetsville Founders' Bread and Honey Festival Committee to coordinate the operation of the Remax Balloon in Streetsville Memorial Park on Saturday, June 1, 1985.

A.04.08.02
(04-661-85)

- 662-85
- (a) That the Meadowvale Residents' Association be permitted to hold the Lake Aquitaine Family Festival in Lake Aquitaine Park and Meadowvale Community Centre on Friday, June 7, and Saturday, June 8, 1985, subject to the appropriate approvals from Police, Fire, Health, Liquor License Board of Ontario, Building, and Engineering and Works Departments.
 - (b) That the Meadowvale Residents Association be authorized to hold a Fireworks Display in a designated area of Lake Aquitaine Park on Friday, June 7, 1985 (Saturday, June 8, 1985 - Rain Date) between the hours of 8:30 p.m. and 11:00 p.m. subject to the approval of the Fire Department.
 - (c) That the Liquor License Board of Ontario be advised that the City of Mississauga has no objections to the issuance of a Special Occasions Permit to the Mississauga Meadowvale Lions Club for the operation of a Beer Garden in Lake Aquitaine Park on Saturday, June 8, 1985 between 12:00 noon and 6:00 p.m.
 - (d) That the Meadowvale Senior Social Club be permitted to operate a Bingo in the Meadowvale Community Centre on Saturday, June 8, 1985 between 1:00 p.m. and 4:00 p.m. subject to their obtaining a license through the Building Department.
 - (e) That the Meadowvale Residents' Association be permitted to coordinate the sale of food, non-alcoholic beverages, arts, crafts, flea market items, and pony ride admissions by participating groups in Lake Aquitaine Park, subject to advising Peel Regional Health Unit of their plans regarding food and beverage sales.

A.04.08.05
(04-662-85)

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- 663-85 (a) That the Kinsmen/Kinette Clubs of Erin Mills be permitted to hold their Strawberry Festival in South Common Park on Friday, June 21, Saturday, June 22, and Sunday, June 23, 1985.
- (b) That the Fairmount Amusement Company be permitted to operate 10 rides from Wednesday, June 19 to Sunday, June 23 on the South Common Park site, subject to appropriate approvals from the Licensing Department and subject to the operator co-insuring the City of Mississauga for one million dollars (\$1,000,000.00) liability for the period of operation.
- (c) That the Liquor License Board of Ontario be advised that the City of Mississauga has no objections to the issuance of a Special Occasion Permit to the Kinsmen Club of Mississauga for the operation of a Beer Garden in South Common Park on Saturday, June 22, 1985 from 11:00 a.m. until dusk, and Sunday, June 23, 1985 from noon until dusk.
- (d) That the Strawberry Festival Committee be permitted to operate games of chance at the Carnival site in South Common Park on Thursday, June 20 from 7:00 p.m. to 11:00 p.m., Friday, June 21 from 7:00 p.m. to 11:00 p.m., Saturday, June 22 from 11:00 a.m. to 11:00 p.m. and on Sunday, June 23, 1985 from 11:00 a.m. to 11:00 p.m., subject to appropriate licensing approvals from Building, Licensing and Zoning Department.
- (e) That the Strawberry Festival Committee be permitted to co-ordinate paid admission pony rides and sales of food, non-alcoholic beverages, and crafts by groups in South Common Park on June 21, June 22 and June 23, 1985, subject to their advising Peel Health Department of their intention.
- (f) That the Strawberry Festival Committee be permitted to conduct a major fireworks display in South Common Park at 9:00 p.m. on Sunday, June 23, 1985 with a rainout date of Monday, June 24, 1985 subject to the required approvals from the Fire and Police Departments.

A.04.08.03
(04-663-85)

- 664-85 That permission to operate commercial sales booths in J.C. Saddington Park on Sunday, May 26, 1985 (rain date of June 2, 1985) be granted to Balloon Express Company for sales of kites and accessories and to McFarlane's Bakeries for sales of food and non-alcoholic beverages, subject to the organizers advising Peel Health Department of their plans regarding food sales.

I.03.01
(04-664-85)

- 665-85 (a) That the report dated May 2, 1985 from the City Manager and Commissioner of Finance outlining adjustments to the 1985 Current Budget be received.
- (b) That a grant of \$14,000.00 be awarded to CounterAct and that the Finance Department identify the funding source.
- (c) That \$5,000.00 not be included in the 1985 Clerk's Department Budget for a ceremony to recognize the gratuitous land transfer from Erin Mills Development Corporation Ltd.

J.04.01
(04-665-85)

- 666-85 (a) That the 1985 Capital Budget as recommended by the City Manager and amended by the report dated May 2, 1985, from the City Manager and the Commissioner of Finance including recommended funding sources, be adopted, and that the necessary by-laws for allocations from reserve funds be prepared.
- (b) That the revised budgets of prior capital approvals requiring additional funding as set out in Revised Exhibit II of the report dated May 2, 1985, from the City Manager and the Commissioner of Finance, be approved.
- (c) That the reallocation of funds from prior capital approvals with surplus funds as set out in Revised Exhibit III of the report dated May 2, 1985, from the City Manager and the Commissioner of Finance, be approved.
- (d) That the 1986-89 Capital Budget project lists, as amended by the report dated May 2, 1985, from the City Manager and the Commissioner of Finance, be approved in principle subject to further annual review and revision.
- (e) That the Revenue Fund Contribution to the Capital Reserve Fund of \$8,465,000 be approved, and that the necessary by-law be prepared.
- (f) That \$4,000,000 be transferred from the Capital Reserve Fund to the Civic Centre Reserve Fund, and that the necessary by-law be prepared.
- (g) That \$1,500,000 be transferred from the Revenue Fund to the Vehicle Replacement Reserve Fund, and that the necessary by-law be prepared.
- (g) That the list of Vehicles and Equipment to be replaced from the Vehicle Replacement Reserve Fund in 1985, as set out in Exhibit N of the Overview section of the 1985-89 Capital Budget be approved.

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- (h) That \$700,000 be transferred from the Capital Reserve Fund to the Central Library Reserve Fund and that the necessary by-law be prepared.
- (i) That \$575,000 of the unallocated balance of the Capital Reserve Fund be allocated to the Capital Contingency Account.
- (j) That the unallocated balance of \$185,000 be transferred from the Library Computer System Fund to the Capital Reserve Fund and that the necessary by-law be prepared to close the Library Computer System Fund.
- (k) That the unallocated balance of \$88,000 be transferred from the Animal Control Reserve Fund to the Capital Reserve Fund and that the necessary by-law be prepared.
- (l) That the unallocated balance of \$137,000 from Park 140 Account be transferred to the Capital Reserve Fund (The present Park 140 project - Capital Budget Book page 15- is funded from Capital Reserve Fund).

J.05.01
(04-666-85)

667-85 That the Commissioner of Recreation and Parks prepare a report with respect to the following recommendations made by Councillor L. Taylor at the General Committee meeting of May 8, 1985:

- (a) That a picnic shelter and washroom facility be placed in Mississauga Valley Park to serve the new football field and picnic area - \$155,000.00
- (b) That playground equipment be placed in Greenfield Park - \$8,000.00 (Mascan Amenity Funds)

J.05.01
(04-667-85)

668-85 That the Commissioner of Engineering and Works prepare a report for the consideration of the Public Works Committee with respect to a long range plan for the financing and reconstruction of roads.

J.05.01
(04-668-85)

669-85 (a) That the City Clerk be authorized to undertake the necessary procedures for the purpose of stopping up and selling the unnamed and unopened road allowance running north/south on Registered Plan A-15 in accordance with the provisions of The Municipal Act and The Regional Municipality of Peel Act (lands located in the area of Carrington Road and Charnwood Crescent).

- (b) That the developer of Plan File T-78064, Giacco Brothers Subdivision, be responsible for all costs resulting from the road closure of the unnamed and unopened road allowance running north/south on Registered Plan A-15 and that the developable area of the closed out road allowance to be included in Plan T-78064 be disposed of at \$115,000.00 per acre and to include that part of the east/west unnamed road allowance closed by By-law 112-79 (lands located in the area of Carrington Road and Charnwood Crescent).

T-78064
F.02.03.01
(04-669-85)

- 670-85 That the City of Mississauga endorse the following resolution adopted by Peel Regional Council at its meeting on April 25, 1985:

'That a public notice, together with the Canadian Radio-Television and Telecommunications Commission application be circulated to those in the process of implementing the emergency telephone number service, those who have expressed an interest in implementing 911, as well as the Association of Municipalities of Ontario and the Federation of Canadian Municipalities.'

A.01.11.02
(04-670-85)

- 671-85 (a) That the Ministry of Transportation and Communications be advised that the City does not wish the access road between the North Service Road and Brentano Boulevard closed.
- (b) That the Ministry of Transportation and Communications be requested to consider the completion of the noise barrier between Dixie Road and Stanfield Road within the proposed 1985 project.

A.02.03.02.01
(04-671-85)

- 672-85 That the report dated April 30, 1985 from the Commissioner of Engineering and Works with respect to the reconstruction of Tenth Line from Britannia Road northerly to Derry Road and the concerns of the Meadowvale Residents' Association regarding this project be deferred to the next General Committee meeting scheduled for May 15, 1985.

J.05.01
(04-672-85)

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- 673-85 (a) That the City of Mississauga assume the municipal services as constructed by York Hannover Developments Ltd. (formerly Morenish Land Developments Limited) under the terms of the Residential Engineering Agreement for Plans M-56 to M-60 inclusive (lands located north of Burnhamthorpe Road East and east of Dixie Road.
- (b) That a by-law be enacted establishing the road allowance within Plans M-56, M-57, M-58, M-59 and M-60 as public highway and part of the municipal system of the City of Mississauga.
- (c) That the City Treasurer be authorized to release the Letter of Credit in the amount of \$4,696.57 and the Performance Bond of \$1,890,307.70 for Plans M-56 to M-60 inclusive, to York Hannover Developments Limited.

B.06.56.02
(04-673-85)

- 674-85 (a) That sidewalks be constructed on both sides of Street A and one side of Streets B and D in the Markborough Subdivision, T-80038, located north of Eglinton Avenue West and west of Creditview Road.
- (b) That no sidewalks be constructed on Streets C, E, and F in the Markborough Subdivision, T-80038, located north of Eglinton Avenue West and west of Creditview Road.

T-80038
(04-674-85)

- 675-85 That the sidewalks in the Traders Subdivision, T-83026, located north of Eglinton Avenue East and west of Kennedy Road be constructed on both sides of Streets A, B, and C and on one side of Streets D, E, F, G, H and J.

T-83026
(04-675-85)

- 676-85 That notwithstanding the requirements of the Servicing Agreement for T-79026, Ilomar Investments Limited - Phase II Subdivision, located north of Derry Road West and east of Tenth Line West, a by-law be enacted authorizing execution of the Noise Acknowledgement and Waiver Agreement between Observatory Homes Inc. and the City of Mississauga waiving the central air-conditioning requirement for Lots 16L, 22R, 23L, 25L and 25R and that the City Solicitor be directed to register this agreement on the title of said Lots.

T-79026
(04-676-85)

- 677-85 That a by-law be enacted to authorize the erection of a truck restrictive barricade on that portion of the public highway known as Whitney Drive lying between the projections of the side lot lines of Lot 12 on Plan 43M-431 (V.M.A. Construction Subdivision located north of the Q.E.W. and east of Cawthra Road).

B.06.431.02
(04-677-85)

- 678-85 That the report dated April 25, 1985 from the Commissioner of Engineering and Works dealing with traffic concerns at Derry Road West and Argenta Road be received.

T-81019
F.02.03
(04-678-85)

- 679-85 (a) That the No Parking Anytime signs on the west and south sides of Silver Spear Road be temporarily removed for a 2 1/2 month period until reconstruction of the townhouse parking lot has been completed from the north limit of the northerly access to #1370 to the west limit of #1370.
- (b) That the 3 hour maximum parking limit be waived for the same 2 1/2 month period between Winding Trail and the west limit of #1370 and that the Parking Control Section of the Building Department be so advised.
- (c) That Mr. J. Poff of the Fifth Brook Co. Ltd., 625-5379, advise the Engineering Department when the reconstruction project has been completed in order that the No Parking Anytime signs can be replaced.

F.06.04.02
(04-679-85)

- 680-85 That permission be granted to the Malton Community Council to hold a Bike Rally on Saturday, May 25, 1985 between 8:30 a.m. and 10:15 a.m. and the Grand Parade between 11:30 a.m. and 12:30 p.m. in conjunction with the Tenth Annual Malton Festival subject to the following conditions:

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- (a) that a road restriction permit be obtained at least five (5) working days prior to this event;
- (b) that a Public Liability Insurance Policy be secured in the amount of One Million Dollars (\$1,000,000.00) naming the City of Mississauga as co-insured with an endorsement clearly shown thereon;
- (c) that approval and assistance for all events be secured from the Peel Regional Police;
- (d) that fluorescent traffic cones be placed along Goreway Drive between Etude Drive and Morning Star Drive delineating the closure of the northbound curb lane for the Grand Parade.

A.04.08.07
(04-680-85)

681-85 That the Financial Agreement for OZ/32/82, The Erin Mills Development Corporation Ltd., located south of Eglinton Avenue West and east of Credit Valley Road, indicate that no Major Watercourse Improvement Levies are to be paid, insofar as the applicant has secured and will undertake external Major Watercourse Improvements related to this rezoning well in excess of the value of the levies.

OZ/32/82
(04-681-85)

- 682-85
- (a) That notwithstanding the requirements of the Servicing Agreement for Garnet Lane Developments Limited, Plan 43M-585, located south of Dundas Street West and east of Erin Mills Parkway, the developer be authorized to relocate the builders access road from Lot 20 to Lot 21 of that plan.
 - (b) That in consideration of the approval to relocate the access road on Lot 21, the developer be required to register a restriction on transferring lands on the title of Lot 21, Plan 43M-585 to the satisfaction of the Legal Department, following which the current land transfer restriction is to be removed from the title of Lot 20, and Clause 4, Schedule 'B' of the Servicing Agreement be amended accordingly.
 - (c) That the restriction on the issuance of building permits for Lots 19, 20 and 21, Plan 43M-585, pursuant to Clause 2(g) Schedule 'C' of the Servicing Agreement be amended to include Lots 20 and 21, Block 27 and Block 28 of that Plan.

B.06.585.02
(04-682-85)

- 683-85 (a) That the Ontario Municipal Board be requested to lift the referrals on the Cooksville-Munden Park Secondary Plan with respect to the Office Commercial designation on Schedule 2, Land Use Plan, Section 3.4.2.4 Office Commercial and Sections 4.3 Site 7 - John Street, 4.3.1 Development Policies and 4.3.2 Design Criteria as they pertain to the lands on the east side of Hurontario Street between John Street and Kirwin Avenue, and modify the Plan by deleting Sections 4.3, 4.3.1 and 4.3.2 and Section 3.6.6 and replacing them with the following:

4.3 SITE 7-JOHN STREET

The John Street site is a 4 ha site located in the northerly part of the District and is bounded by Hurontario Street on the west, Canadian Pacific Railway on the north and Kirwin Avenue on the south. The site contains mixed retail commercial, industrial and residential uses.

4.3.1 Development Policies

- a. The site is primarily designated Office Commercial with Convenience Commercial at the north-east corner of John Street and Hurontario Street.
- b. Land assembly will be encouraged.
- c. The existing retail centre on John Street and the adjacent lands north to the CPR tracks are designated Convenience Commercial.
- d. Notwithstanding the Office Commercial policies of this Plan, Office Commercial development on the lands east of Hurontario Street between John Street and Kirwin Avenue will be permitted to have a non-office commercial component to a maximum of approximately 30 percent of the total floor area.
- e. Phased development on the lands on the east side of Hurontario Street between John Street and Kirwin Avenue will be allowed subject to the preparation of a satisfactory site development plan.

4.3.2 Design Criteria

- a. There will be no vehicular access allowed to Hurontario Street.
- b. Streetscape improvement will be part of the redevelopment process.
- c. Any redevelopment must respect the scale and density of the surrounding residential areas.

3.6.6 RAIL NOISE AND VIBRATION - INTERIM POLICY

Appropriate rail noise policies are under study by the Province of Ontario. Until a policy statement has been issued, the following interim policies will apply.

3.6.6.1

Prior to the approval of development application within 300 m of rail lines, the Ministry of the Environment may require that the owner/developer engage the services of a consultant to undertake an analysis of air quality and to recommend abatement measures to the satisfaction of the Ministry of the Environment.

3.6.6.2

Noise sensitive areas are considered to be those areas of land lying within 300 m of rail lines having a development component that includes outdoor passive recreation areas; and/or a residential component such as dwellings; and/or bedrooms, sleeping quarters, living rooms or reading rooms.

3.6.6.3

Prior to the approval of development applications within the noise sensitive areas identified in section 3.6.6.2, the City may require that the owner/developer engage a consultant to undertake an analysis of noise and vibration and to recommend abatement measures of the satisfaction of the City and the Ministry of the Environment in consultation with the appropriate rail company.

3.6.6.4

All development applications and noise analysis in the areas identified in section 3.6.6.2 will be circulated to the appropriate rail company for comments with regard to the recommended noise and vibration attenuation measures.

3.6.6.5

In the event that a slight noise or vibration level excess exists within the study area despite the inclusion of the noise and vibration control features recommended by the study, the Financial Agreement between the City and the owner/developer will contain warning clauses such as:

"Purchasers and/or tenants are advised that despite the inclusion of noise and vibration level excess may exist and be of concern occasionally interfering with some activities of the dwelling occupants."

- (b) That the application to amend the Zoning By-law under File OZ/56/84, Calmist Holdings Limited be approved subject to the applicant agreeing to satisfy the financial and all other requirements (including the provision of a right-of-way to serve future development on lands to the south) of the City and any other official agency concerned with the development of these lands and further that the concept plan and site plan be forwarded to the Planning Committee for consideration when available.

OZ/56/84
(07-06-85)

- 684-85 That the Planning Staff Report dated April 23, 1985, recommending approval of the application to amend the Zoning By-law under File OZ/11/85 (lands located on the south Side of Credit Valley Road/East of Erin Mills Parkway) Yorkstar Developments Incorporated, subject to site development, architectural, elevation, and landscaping plan approvals, be adopted.

OZ/11/85
(07-06-85)

- 685-85 That consideration of the application to amend the Zoning By-law under File OZ/34/84 (lands located on the southeast corner of Dundas Street West and Erin Mills Parkway), Garnet Lane Holdings Limited, (Planning Staff Report dated April 23, 1985) be deferred.

OZ/34/84
(07-06-85)

- 686-85 That the application to amend the Official Plan and Zoning By-law under File OZ/26/83 (lands located on the west Side of Southdown Road/north of Royal Windsor Drive), Maywelle Properties Limited, be deferred pending preparation by the applicant of a satisfactory site plan for the subject lands reflecting the permitted uses set out in the Planning Staff Report dated April 23, 1985, and a concept plan for adjacent lands; and that both the site plan and the concept plan be reviewed by the Ward Councillor and the Lakeshore Review Committee prior to consideration by Planning Committee; and that the concerns of the Ward Representative, Councillor M. Marland, expressed to General Committee at its meeting on May 8, 1985, with respect to the number and type of restaurants and the "overnight accommodation" as a permitted use be taken into consideration.

OZ/26/83
(07-06-85)

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- 687-85 That the Planning Staff Report dated April 23, 1985, on Dalewood Investments Limited, OZ/65/73 (lands located on the south side of Etude Drive/east of Goreway Drive), be received for information.

OZ/65/73
(07-06-85)

- 688-85 That the Planning Staff Report dated April 23, 1985 concerning outstanding reports be received for information.

A.04.03.04
(07-06-85)

- 689-85 That the oral presentation to the By-law Committee at its meeting on April 26, 1985, by Mr. Nunzio Palozzi with regard to the City's refusal to issue him a permit to use his privately owned mobile sign, be received, and that this information be referred to staff for their consideration in the preparation of future reports and by-laws relating to mobile signs.

L.09.03.01
(38-5-85)

- 690-85 That the letter dated March 27, 1985 from Mr. T. P. Buckley, President of Industrial Tires Limited, regarding the proliferation of mobile billboards in Mississauga, be received.

L.09.03.01
(37-7-85)

- 691-85 That the report dated March 13, 1985 from Mr. T. L. Julian, City Clerk, on the "Awareness Programme - Picking up after Pets", be received.

L.07.04.01
(37-8-85)

- 692-85 That no changes be made to any of the City's by-laws to allow for parking of school buses and vans in residential areas above and beyond what has already been stipulated under Sub-sections 37(2) and 37(3) of the Zoning By-law 5500.

B.03.02.05
(37-9-85)

- 693-85 That the report dated March 12, 1985, from Mr. A. Franks, Commissioner of Building, regarding the use of Satellite Receiving Dishes be deferred to the next meeting of the By-law Committee.

B.03.03
(37-10-85)

- 694-85 (a) That the memorandum dated April 1, 1985 from Mr. A. Franks, Commissioner of Building, regarding new vehicles being parked on the landscaped areas at Ontario Chrysler at 5280 Dixie Road, be received.
- (b) That staff be requested to ensure that the site at 5280 Dixie Road is in conformity with the approved site plan.

F.06.04.02
(37-11-85)

- 695-85 That the copy of the letter dated January 21, 1985 from Mr. Doug Walker, 3010 O'Hagan Drive, Mississauga, regarding overnight parking problems on O'Hagan Drive South, be received.

F.06.04.02
(37-12-85)

- 696-85 (a) That the letters dated February 5th and 28th, 1985 from Irene Wojcik Gabon, R & L Convenor, St. Patricks Parish & Peel Region, The Catholic Women's League of Canada, regarding Community Standards Awareness about pornography in Mississauga, be received.
- (b) That Members of Council be asked to work with the Citizen Committees in their areas to help organize public awareness meetings regarding pornography in Mississauga.

L.02.07
(37-13-85)

- 697-85 That the Summary of Unfinished Business relating to the By-law Committee as of April 26, 1985, be received.

A.03.04.08
(37-14-85)



City of Mississauga

UB-1

MEMORANDUM

FILES: 16 111 78091
11 141 00010

MAY 08 1985

To: Mayor and Members
of Council
From: William P. Taylor, P.Eng.
Engineering and Works
C.A. DATE: 2235
APR 22 1985
C.A. DATE: 2235
APR 9 1985
C.A. DATE: 2235
B06391-02
C.A. DATE: 2235
March 12, 1985
C.A. DATE: 2235
APR 25 1985

SUBJECT: Reduction in Letter of Credit for Credit Oak Homes Subdivision, Plans M-391 and M-392 located north of Burnhamthorpe Road West and west of Mavis Road.

ORIGIN: Engineering Agreement between H & L Construction Company (Suite 503, 3625 Dufferin Street, Downsview, Ontario, M3K 1N4), The City of Mississauga, and The Region of Peel dated December 19, 1979.

COMMENTS: On behalf of the developer, the consulting engineer for Plan M-391 and M-392 has submitted a request for a reduction of the Letter of Credit, currently valued at \$465,000.00.

We have reviewed this request and find that a reduction can be permitted down to \$223,242.29, which will secure the outstanding works and the maintenance requirements.

RECOMMENDATION: That the current Letter of Credit, valued at \$465,000.00 for Plan M-391 and M-392, located north of Burnhamthorpe Road West and west of Mavis Road be reduced to \$223,242.29.

KF:edm
86E:7E

Approved by:
City Manager

William P. Taylor
William P. Taylor, P.Eng.
Commissioner
Engineering and Works

cc: Councillor D. Culham
E. M. Halliday
D. McFarlane
B. E. Swedak
M. W. Boyd
P. Griffiths

! RESOLUTION AVAILABLE !

UB-1-a
General Committee of Council

A. Franks,

Commissioner of Building.

RECEIVED
REGISTRY NO. 2155

DATE MAR 29 1985

FILE NO A-02-03-1102

CITY DEPARTMENT

G. C. DATE APR 10 1985
March 29, 1985.

REQUEST REPORT #52-85
FILE NO: A.02.03.11.02.

SUBJECT: Deficiencies in homes in the Creditview Community built by Eagle Developments.

ORIGIN: Council - February 25, 1985. Report Request #52-85.

COMMENTS: On February, 1985, the Building Inspection Services received a total of sixty-seven complaints from the residents of Whispering Woods Sub-division, through the Ward Councillor's office. Prior to receipt of these complaints, the Building Department had received a total of eighteen complaints, dating back to 1983 and 1984. The previous complaints, i.e. the complaints received in 1983 and 1984 were attended to by the Building Inspection staff and were eventually rectified.

Subsequent to the receipt of the new complaints, the Building Inspection staff analyzed the deficiencies and the results are outlined in the attached Schedule "A". The description of deficiencies only covers those items which normally fall under the jurisdiction of the Building Department. The items falling outside the jurisdiction of the Building Department or those which were of cosmetic nature are not indicated in Schedule "A". It is very interesting to note that of the sixty-seven complainants, only five had previously brought their concerns to the attention of the Building Department. These are identified by the use of a double asterisk before their municipal addresses.

In order for homeowners to have a recourse as far as the New Home Warranty Program is concerned, it is essential that they notify the builder in writing of their concerns during the first year of occupancy as well as bringing the matter to the attention of the New Home Warranty Program. Furthermore, had the Building Department received similar notifications, the Inspection staff would have assisted the homeowners with the rectification of their complaints. This, indeed, was the case with the previous eighteen complaints received in 1983 and 1984. Under the circumstances, however, and for reasons outlined below, it is difficult to determine with any degree of certainty as to whether or not there is any legal obligation on the part of the New Home Warranty Program or the builder with respect to the deficiencies outlined in Schedule "A".

UB-1-h

March 29, 1985.
General Committee of Council.

Continued.....Page 2.

COMMENTS CONT'D.

1. Unless there are major structural problems, the deficiencies must be identified within the first year of occupancy. It is our understanding that a large number of these homes have been occupied for well over one year.
2. The deficiencies must be brought to the attention of the builder, in writing, during the first year of occupancy.
3. The deficiencies must be brought to the attention of the New Home Warranty Program, in writing, within the first year of occupancy.


It should also be noted that several of the deficiencies reported concerned items of cosmetic nature such as painting, adjustments to windows and doors, and carpets which needed restretching. Reputable builders normally look after their customers and make these adjustments without the involvement of either the Building Department or the New Home Warranty Program provided that the deficiencies are reported within a reasonable length of time after the premises are occupied. Furthermore, it would be difficult to assist a homeowner with a reoccurring problem if there are no formal records of the complaint having been brought to the attention of both builder and the New Home Warranty Program within the first year of occupancy.

RECOMMENDATIONS:

1. That those homeowners who have occupied their homes for a period of less than one year be advised to bring their concerns, in writing, to both the builder (Eagre Developments) and the New Home Warranty Program as soon as possible.
2. That those homeowners who have re-occurring problems that they have previously brought to the attention of both the builder and the New Home Warranty Program, be advised that they should, as soon as possible, again bring their concerns in writing to the New Home Warranty Program and also forward copies of same to the builder, Eagre Developments.
3. That the Building Commissioner be advised to contact Eagre Developments to determine whether or not Eagre Developments is prepared to respond to the homeowners new complaints.

AF/pw
Attach:
c.c. E. Halliday
M. Navabi

Recd.
Approved by:
City Council


A. Franks,
Commissioner,
Building, Zoning & Licensing.

SCHEDULE "A"

H & L Construction Received February
New Complaints

UB-1-A

<u>Address</u>	<u>Description of Deficiencies</u>
952 Lucerne Crescent	basement leak
958 Lucerne Crescent	all cosmetic
968 Lucerne Crescent	missing handrail on basement stairs
969 Lucerne Crescent	lot grading-Engineering Department
970 Lucerne Crescent	foundation wall crack-leaking?
974 Lucerne Crescent	all cosmetic or minor adjustments
976 Lucerne Crescent	leakage from washroom through kitchen ceiling
977 Lucerne Crescent	minor leakage around sky-light
989 Lucerne Crescent	window leakage (family room)
999 Lucerne Crescent	basement leak (repaired previously) lot grading-Engineering Department
1005 Lucerne Crescent	2 (two) minor adjustments required
1013 Lucerne Crescent	-leakage through living room ceiling from upstairs washroom -leakage through eavestrough at front entrance -lot grading-Engineering Department
1017 Lucerne Crescent	-2 (two) crushed downspouts -remaining 10 (ten) items cosmetic or minor adjustments beyond scope of Building Code
1022 Lucerne Crescent	-cracks in basement floor (shrinkage?) -remaining 6 (six) items are either cosmetic beyond the scope of Building Code or involve minor adjustments
1023 Lucerne Crescent	-leak in ceiling from bathroom above -basement leak -leakage in cold room
1028 Lucerne Crescent	all cosmetic
1032 Lucerne Crescent	basement leak
1034 Lucerne Crescent	plumbing leak, damaging ceiling
1038 Lucerne Crescent	all cosmetic
** 1041 Lucerne Crescent	-basement leak -leak in washroom ceiling-master bedroom cold, -leak in eavestrough

SCHEDULE "A" - Cont'd

H & L Construction
New Complaints

Received February 1985

UB-1-a

<u>Address</u>	<u>Description of Deficiencies</u>
1047 Lucerne Crescent	-window leak -cracked basement floor (shrinkage?)
1050 Lucerne Crescent	-cracks in basement floor (shrinkage?)
1055 Lucerne Crescent	-lot grading-Engineering Department
1048 Lucerne Crescent	-heat vent in kitchen covered over
914 Deer Run	-exterior masonry damaged -window wells damaged -ceiling damaged from plumbing leak -bedroom over garage cold -lot grading-Engineering Department
930 Deer Run	-lot grading-Engineering Department
938 Deer Run	-no list provided (available upon request)
948 Deer Run	-cracked ceramic tiles -heat register missing -one lite on basement window missing -cracked foundation wall
950 Deer Run	-eavestrough leaking -window wells damaged -water pressure poor in main floor washroom
954 Deer Run	-beyond scope of Building Code
962 Deer Run	-basement leak -furnace needs adjustment -cracked ceramic tiles -smoke chamber of fireplace not parged -cross bridging missing -self closure in garage requires adjustment -gas proofing of garage
966 Deer Run	-minor leak in cold room
974 Deer Run	-adjustment to staircase? (only deficiency)
1001 Deer Run	-lot grading-Engineering Department -excessively springy floor (family room)
**1005 Deer Run	-hole in wall to relocate handrail -living room window not sealed

UB-1-2

<u>Address</u>	<u>Description of Deficiencies</u>
4010 Erindale Station Road	-leakage through ceiling due to washrooms above -floor in bedroom over garage not level -window well drains not completed -lot grading-Engineering Department
4011 Erindale Station Road	-all cosmetic or adjustments
4015 Erindale Station Road	-leakage-master bedroom -bay window not caulked -bathtubs not caulked
4018 Erindale Station Road	-all cosmetic or adjustments
4023 Erindale Station Road	-lot grading-Engineering Department -2 (two)basement windows not installed -exterior masonry incomplete -excessively drafty around bay window -aluminum siding incomplete -crack in basement wall not filled -fireplace coming away from wall
4046 Erindale Station Road	-handrail to basement missing
**4054 Erindale Station Road	-sliding door leaking -bay window leaking -fireplace to be mortared
4058 Erindale Station Road	-eavestrough leaking
4059 Erindale Station Road	-steel beam in basement missing? -cracked ceramic tiles -lot grading-Engineering Department
4062 Erindale Station Road	-master bedroom excessively cold
4070 Erindale Station Road	-ceiling damage from leak not repaired
990 Whispering Woods Drive	-eavestrough leaking -basement leak
994 Whispering Woods Drive	-downspout crushed -mortar missing between masonry (front) -soffit leaking -lot grading-Engineering Department
1010 Whispering Woods Drive	-leakage through celing vent (washroom) -leakage near fireplace

UB-1-f

<u>Address</u>	<u>Description of Defic.</u>
1012 Whispering Woods Drive	-leak in basement
1014 Whispering Woods Drive	-all adjustments or cosmetic
1022 Whispering Woods Drive	-all adjustments or cosmetic
1025 Whispering Woods Drive	-all adjustments or cosmetic
1027 Whispering Woods Drive	-all adjustments or cosmetic
1030 Whispering Woods Drive	-window leak -basement leak
1036 Whispering Woods Drive	-basement leak -basement floor cracked (shrinkage)
**1040 Whispering Woods Drive	-vents not sized properly? -water pressure for plumbing low -bay window drafty
**1043 Whispering Woods Drive	-lot grading-Engineering Department
1045 Whispering Woods Drive	-lot grading-Engineering Department
1050 Whispering Woods Drive	-basement floor and wall cracks
4040 Perivale Road	-cold master bedroom -attic insulation inadequate
4048 Perivale Road	-adjustments or cosmetic
4056 Perivale Road	-roof not finished? -basement floor buckled?
4060 Perivale Road	-all cosmetic or adjustments
4076 Perivale Road	-bay window improperly sealed
4080 Perivale Road	-drafty window in den -eavestrough leaking
4088 Perivale Road	-all cosmetic or adjustments

**Previous complaints on file concerning these properties.

UB-3

C.A. DATE APR 22 1985 C.A. DATE APR 10 1985

Mr. Russ Edmunds
City Planning Commissioner
Mississauga, Ontario

MAY 29 1985

March 18, 1985

MAY 08 1985

1330

C.A. DATE

APR 9 1985

C.A. DATE

Dear Mr. Edmunds,

I am enclosing a subdivision plan for the Cameron property drawn up by Mr. Stan Lind, Industrial Designer.

We sympathize with the developers wishes and plans. Unfortunately the land slopes to make it impossible for many of the houses to use the storm and sanitary sewers on Mississauga Road.

The developer's original plan would be disastrous as its tentacles of drainage reach out to destroy the surrounding area, including the forest, marsh and stream.

In Mr. Lind's plan, the Mississauga sewers can be used. There would be no destruction of the environment. Very little fill and no unsightly retaining walls would be needed. The land would retain its natural slopes and beauty without unnatural elements. A ditched stream as much as twenty feet deep would not be necessary.

PROFESSIONAL STUDIES OF THE AREA TO DATE.

Dr. Paul Maycock- Professor of Botany Erindale College
Director World Wildlife Fund, Canada

Dr. Peter Duckworth Hydrogeologist

Mr. George Hunter Professional Photographer

Mr. Stan Lind Industrial Designer

Mrs. Bernice Inman-Emery Director Winding Lane Wildlife Sanctuary
City of Mississauga Planning Department (Harkis Road Studies)

REFERRED TO:

R. EDMUNDS FOR RESPONSE

RECEIVED
RECORDING 2772
DATE MAY 29 1985
FILE NO. T-84033

UB-3-a

Mr. Edmunds, Mississauga Planning Department

Here is a list of points eliminated by Mr. Lind's plan. This plan gives the developer houses that drain into Mississauga sewer lines.

PROBLEMS ELIMINATED

1. Marsh would remain as it is, with its unusual or rare plant and animal life.
2. Stream would not have to be moved to Sanctuary border and deepened, up to twenty feet. Ugly gabions would not have to be used.
3. Large machines would not be used in the green belt and forest area. These machines would destroy root systems of irreplaceable trees.
4. Hopefully there would be no changes in water table.
5. Trees in greenbelt and wildlife area would not be affected.
6. Lower forest to the south of the proposed development would not be destroyed, by the use of large machines. These machines would have to be used to deepen the stream bed and would necessitate cutting down very old trees.
7. The lovely nature walk made by the city and a place of beauty and enjoyment to the citizens of the area would be left in its beauty and tranquility.

UB 3.6

Mr. Edmunds. Mississauga Planning Department.

-3.

9. Problems with fill that the development wishes to use would be eliminated. (foreign insects and weeds. Possibly toxic elements

9. No unsightly retaining walls would be needed.

10. Road openings would be eliminated for development expansion to the north and west to the wildlife sanctuary. By using a shorter cul-de-sac, surrounded by private property, the marsh, the wildlife sanctuary and private property would be protected from future attempts to develop it.

11. Pumping stations would be eliminated.

12. Water pollution problems lessened or eliminated.

In our plan we have tried to be fair to the developers and still save this very sensitive ecological area from being completely destroyed.

We await the studies of the valley by professional environmentalists, employed by the city.

Sincerely.

Bernice Inman-Emerv

Bernice Inman-Emerv.
Director Winding Lane Wildlife Sanctuary

C.C. Mayor McCallion. Mr. Steve Mahoney. councillor. Mr. E. Halliday. City Manager. All councillors. Mr. Birk Blyleven
Department of Planning.
Dr. F. Maycock.

745 Shorny Bree Pl. Mississauga

C.A. DATE APR 22 1985

APR 9 1985

March 18 1985 UB-3-0

A. DATE

Mrs. Hazel McCallin, Mayor & Member of Council
Mississauga, Ont.

C.A. DATE APR 10 1985

DECISION 2773

DATE MAR 29 1985

1331

E-01-01

T-84633

Dear Mrs. McCallin

I am the present owner of the
bird sanctuary property formerly operated by
Mr. Ray Seor and am fully conversant with
all the details of the land which has been in
the family for sixty years. I have attended
the public meetings conducted by Councillor
Maloney in an attempt to resolve the
controversy over the sub-division of the Cameron
land. I have also discussed the matter with
Mr. Edmunds and Mr. Glynn who impressed
me as being very capable and conscientious
in the discharge of their planning duties.

Yours sincerely,
[Signature]

TO BE RECEIVED
COPY HAS BEEN SENT TO
R. EDMUNDS/R. JOHNSON

UB-3-d

it is my considered opinion that
the sub-division should go ahead as planned.

I might add, as an after thought, that
if the city wishes to preserve the integrity
of the sanctuary itself and complete the
configuration of the park in this area, now
might be an opportune time to acquire
the two acres here which I presently own.

Trusting the foregoing may prove
useful in your deliberations,

Yours truly

Robert L. Lee

8-1

UB-4

CITY OF MISSISSAUGA

PLANNING DEPARTMENT

APR 22 1985

ITEM:

FILE: OZ/47/84

DATE: March 26, 1985

C.A. DATE

APR 10 1985

G.C. DATE

TO

D. Culham, Chairman, and Members of the City of Mississauga Planning Committee

C.A. DATE

MAY 08 1985

FROM

R. G. B. Edmunds, Commissioner of Planning

SUBJECT

Rezoning Application
Proposed Residential Development
West side of Durie Road, South of Carolyn Road
The Woodlore Group Inc.

ORIGIN

Application received on July 10, 1984 from R. G. Davidson and Associates Limited, consultants to the Woodlore Group Inc., registered owner of the property.

COMMENTS

1. The Application

The proposal is to amend the Zoning By-law from R1 to R2-Special Section, R3, R3-Special Section and G to permit the development of lands for detached dwellings and to preserve greenbelt lands in conjunction with a proposed plan of subdivision under File T-84032.

The subject lands are located within the East Credit Residential District on the west side of Durie Road, south of Carolyn Road, as shown on the attached map, and are occupied by a detached dwelling.

The site is bordered on the west by the Credit River and on the south by the Canadian Pacific Railway line. Lands to the north and east are proposed for the development of detached dwellings under Files T-83042, James Wheeler in Trust, and T-78064, J. Giacco, respectively. Detached dwellings occupy lands to the north-east, while across the Credit River to the west is Reid Milling.

UB-4-a

6-2

ITEM:
FILE: OZ/47/84
DATE: March 26, 1985

Details are as follows:

Site Area: 4.36 ha (10.77 ac.)
Frontage: Approximately 92 m (302 ft.) on Durie Road
Official Plan Designation: Residential-Low Density I and Greenbelt
Existing Zoning: R1
Proposed Zoning: R2-Special Section, R3, R3-Special Section and G
Proposed Number of Units: 42 detached dwellings, including -
5 lots - minimum 13.5 m (44.3') frontage (12%)
8 lots - minimum 18 m (59') frontage (19%)
29 lots - minimum 15 m (49.2 ft.) frontage (69%)
Anticipated Population: 144 persons

2. History

The subject lands are located within the East Credit Residential District.

On April 16, 1981 the Ministry of Housing approved the current Official Plan which identified East Credit as a new District requiring a Secondary Plan.

The East Credit District was one of six undeveloped residential districts involved in the Mississauga Residential Development Program, which began in 1975 with the publication of draft proposals for a new Official Plan recommending, among other things, a phasing strategy for future land development. On November 2, 1981, City Council adopted Resolution 595 which directed staff to prepare a Secondary Plan for the East Credit Residential District, among others, and to process development applications in certain neighbourhoods, subject to a number of conditions. This was modified by Resolution 225 adopted by Council on April 11, 1983. Later, on December 12, 1983, Council adopted Resolution 729-83 directing that notwithstanding the preconditions for processing applications under Resolutions 595-81 and 225-83, applications for land development in the released neighbourhoods be processed, to determine the conditions necessary to allow such development to take place. The subject application is being processed in accordance with Resolution 729-83, and is located within the released Neighbourhood 1 of East Credit.

6-3

UB-4-h

ITEM:
FILE: OZ/47/84
DATE: March 26, 1985

-3-

In June 1982, a comprehensive planning study for the East Credit Residential District was presented to the public. The land use proposals of this study were incorporated into Official Plan Amendment 26: the East Credit Secondary Plan, which was approved by the Ministry of Municipal Affairs and Housing on July 16, 1984. The East Credit Secondary Plan designates the subject lands Residential Low Density I and Greenbelt.

3. Discussion

The proposal is to amend the Zoning By-law from R1 to R2-Special Section, R3, R3-Special Section and G to permit the development of lands for detached dwellings and to preserve greenbelt lands in conjunction with a proposed plan of subdivision under File T-84032 as follows:

- R2-Special Section
 - detached dwellings on lots with a minimum frontage of 18 m (59 ft.), with increased rear yard setback requirements
- R3
 - detached dwellings on lots with a minimum frontage of 15 m (49.2 ft.)
- R3-Special Section
 - detached dwellings on lots with a minimum frontage of 13.5 m (44.3 ft.), with increased front yard requirements and reduced side yard requirements
- G
 - preservation of greenbelt lands

If approved, the application would permit approximately 42 dwellings, accommodating about 144 persons.

With respect to land use, the proposal is in conformity with the Residential-Low Density I and Greenbelt designations of the East Credit Secondary Plan.

All lands below the top-of-bank of the Credit River are to be zoned G (Greenbelt) and deeded gratuitously to the City. Further, in accordance with the valley setback policies of the Credit River Valley Study and the East Credit Secondary Plan, the rear 15 m (49.2 ft.) of each lot abutting the valley, measured from the existing top-of-bank, will be zoned G to prevent the erection of structures within this buffer zone. All principal dwellings adjacent to the valley will have a minimum setback of 30 m (98.4 ft.) from the existing top-of-bank.

UB-4-a

8-4

-4-

ITEM:
FILE: OZ/47/84
DATE: March 26, 1985

An acoustical report has been submitted by the applicant, detailing the anticipated noise levels on the site emanating principally from the abutting Canadian Pacific Railway line, and from Reid Milling across the Credit River. The recommendations of the report with respect to acoustical works will be required to be implemented through the processing of the corresponding subdivision application to the satisfaction of the City, CP Rail and the Ministry of the Environment. In addition, it is recommended that the southernmost lot abutting the Credit River and railway property be subject to site plan approval for the purposes of determining the appropriate building envelope and exterior acoustical measures, and that the site plan form part of the Servicing Agreement for the subdivision. Warning clauses regarding noise disturbance will be required to be registered on the titles of the lots within the plan, and to be included on all offers of sale and purchase of the lands.

CP Rail has requested that, among other conditions, a 30 m (98.4 ft.) minimum setback be required from railway property to the habitable portion of dwellings adjacent to the tracks. This will necessitate an increased front yard setback for dwellings facing the tracks of 10 m (32.8 ft.). Reduced side yard setbacks for these lots have been requested by the applicant and, as these will provide increased noise protection for the rear yards of the lots, are appropriate.

The City Recreation and Parks Department has requested cash-in-lieu of parkland for this application, to be applied towards the acquisition of the district park within the Longmoor/Nu-West plan under File T-76037.

With respect to school accommodation, neither school board has any objection to the proposal.

There are a number of engineering and conservation matters such as external easements, site drainage, storm sewer servicing, erosion control, road works, land dedications and greenbelt works, the details of which will be handled through the processing of the plan of subdivision.

In addition, there will be certain financial requirements, including the payment of development levies, which will require the applicant to enter into a financial agreement with the City and any other official agency concerned with the development of the lands.

CONCLUSION

The proposed rezoning is acceptable from a planning standpoint and should be approved.

8 5

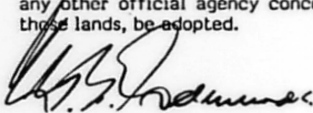
-5-

ITEM:
FILE: OZ/47/84
DATE: March 26, 1985

UB-4-d

RECOMMENDATION

That the Planning Staff Report dated March 26, 1985, recommending approval of the application to amend the Zoning By-law under File OZ/47/84, The Woodlore Group Inc., subject to a plan of subdivision and the applicant agreeing to satisfy the financial and all other requirements of the City and any other official agency concerned with the development of these lands, be adopted.



R. G. B. Edmunds
Commissioner of Planning.

1661a/0158a

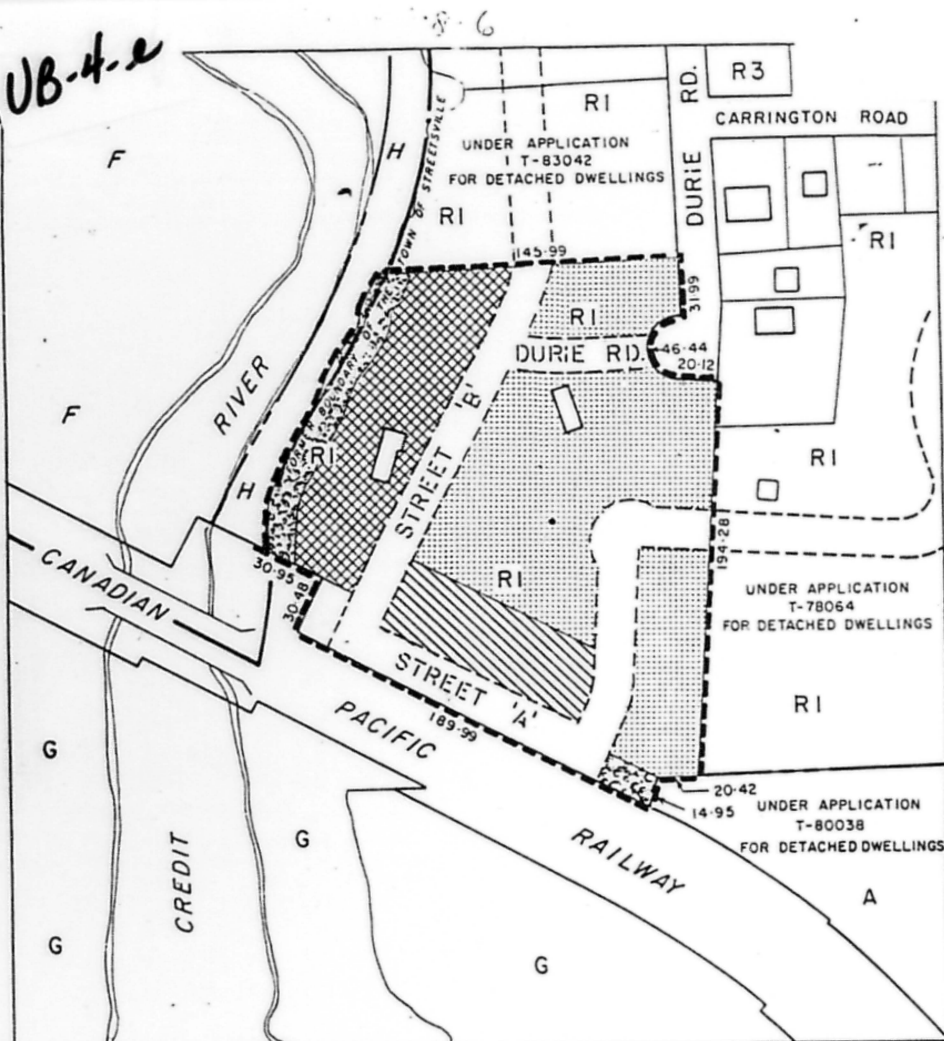
RECOMMENDATION OF THE MARCH 26, 1985 PLANNING COMMITTEE

That the Planning Staff Report dated March 26, 1985, recommending approval of the application to amend the Zoning By-law under File OZ/47/84, The Woodlore Group Inc., subject to a plan of subdivision and the applicant agreeing to satisfy the financial and all other requirements of the City and any other official agency concerned with the development of these lands, be adopted subject to the northeast parcel (east of Street B, north of Durie Road extension) being zoned R2;

That a traffic report on proposed improvements to Durie Road and Carolyn Road and on the impact of the proposed development on roads in the area be prepared prior to draft approval; and

That consideration be given to changing the proposed road pattern to connect Street B with Durie Road.

UB-4-e



APPLICATION: THE WOODLORE GROUP INCORPORATED



PROPOSED REZONING FROM R1
TO R2-SPECIAL SECTION
(To permit Detached Dwellings
with 18m lot frontages)



PROPOSED REZONING FROM R1
TO R3 (To permit Detached Dwellings
with 15m lot frontages)



PROPOSED REZONING FROM R1
TO R3-SPECIAL SECTION
(To permit Detached Dwellings
with 13.5m lot frontages)



PROPOSED REZONING FROM R1
TO G (Greenbelt)



TO REMAIN R1
(Lands to be added to
The City of Mississauga)

NOTE:
ALL BUILDINGS ARE DETACHED DWELLINGS
UNLESS STATED OTHERWISE



SCALE: 0 25 50
metres

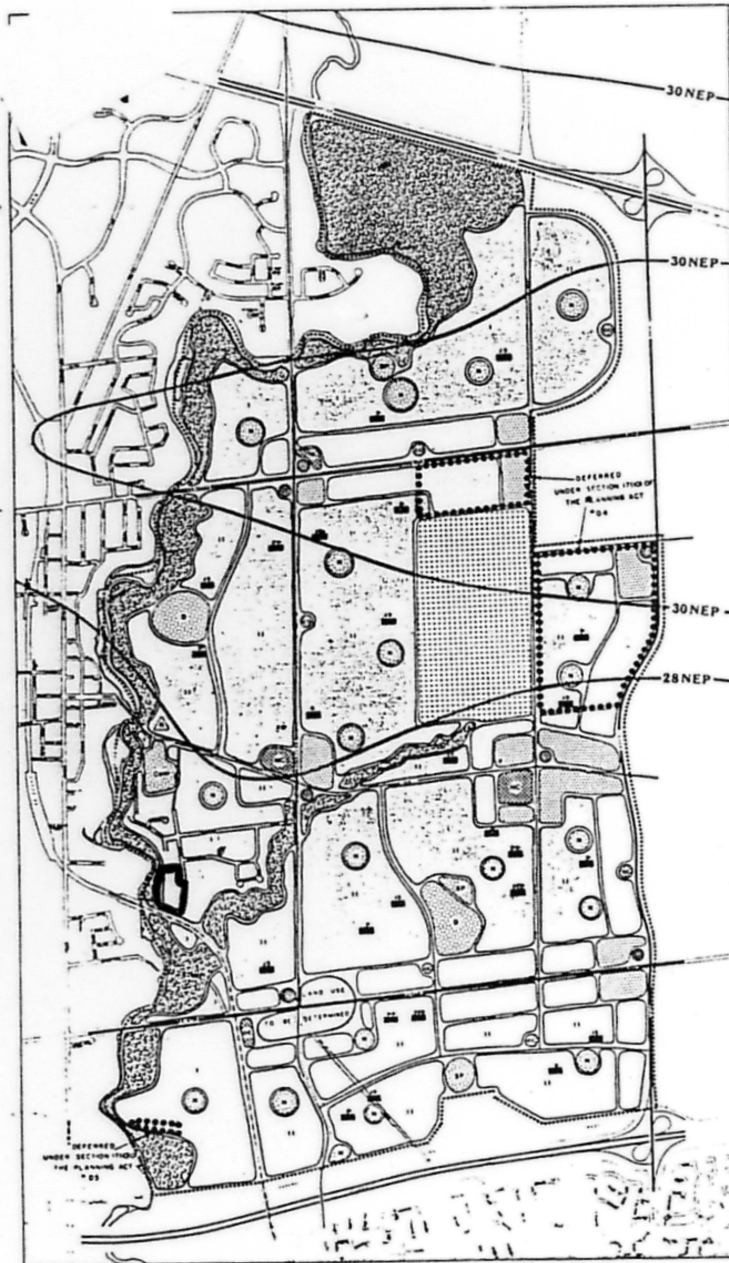
FILE NO. 02/47/84

DWG NO. 1621

DATE: 1985, MARCH 26

CITY OF MISSISSAUGA PLANNING DEPARTMENT

UB-4-f



LAND USE DESIGNATIONS

- 1 Residential - Low Density I
- 2 Residential - Low Density II
- 3 Residential - Medium Density
- 4 Residential - High Density
- 5 Commercial
- 6 Highway Commercial
- 7 Open Space
- 8 Greenbelt
- 9 Waste Management

LEGEND

CC Convenience Commercial
 NC Neighbourhood Commercial
 DC Office Commercial
 SP Special Park
 N Neighbourhood Park
 D District Park
 F Fringe
 CA Cemetery
 A Place of Religious Assembly

POSSIBLE SCHOOL SITES

1 Junior Public
 2 Senior Public
 3 Secondary
 4 Junior Separate
 5 Senior Separate
 6 Secondary Private Area

NOTES:
 1. The land use designations shown on this map are subject to change without notice.
 2. The land use designations shown on this map are subject to change without notice.
 3. The land use designations shown on this map are subject to change without notice.

Land Use Plan
 Schedule 2
 East Credit
 Secondary Plan
 Amendment 26

City of Mississauga Sept. 1984

Received 22 April 85 at 1.50 pm -

5344 Durie Road,
Mississauga, Ontario L5M 2G7

April 22nd, 1985

UB-4.

Corp. of the City of Mississauga,

Attention Councillors Marland, McKechnie & Skajarun
c.c. Councillor Southorn

Re: Draft Plan of Subdivision - Woodlore Group Inc.
Part of Lot 1 & 2, Concession 4, W.H.S.
City of Mississauga, Regional Municipality of
Peel, Your File T-24032, 07/47/84, File 318

Representatives of the Woodlore Group, namely R. Starr,
H. Thompson and R.G. Davidson met with Mr. T. Southorn,
Councillor, Mr. B. Seylie, President of the C.R.A. and
three representatives of our local ratepayer's group in
my home on April 20th.

The purpose of this meeting was to review and discuss
the Alternative Compromise Plan presented to the rate-
payers group on April 2nd by the Woodlore representatives,
based on feedback received from the community on this
proposed alternate plan.

It should be noted that the initial proposal on this
site reduced an existing R1 zoning on this area to a
proposed R2 and R3 with 45 lots. This was totally
unacceptable to the neighbours and approx. 40 neighbors
went to the Planning Committee meeting to oppose this
development.

The alternate proposal which introduces two cul-de-sacs,
Street A & B and reduces the number of homes to 35,
authentically as presented is a more attractive proposal
to the community. Although it still does not meet the
existing R1 zoning on lot sizes which would reduce the
number of homes in this development to approx. 25 —
the committee for the ratepayers group would compromise
and accept this alternate proposal based on:

- Street 'A' lots having R1 minimum square footage with
R2 minimum frontage, and
- Street 'B' lots having R2 minimum square footage with
R3 minimum frontages.

...../2

...2

April 22nd, 1985

We feel that our ratepayers compromise is more than fair, in that we are not insisting on a total R1 development of this area.

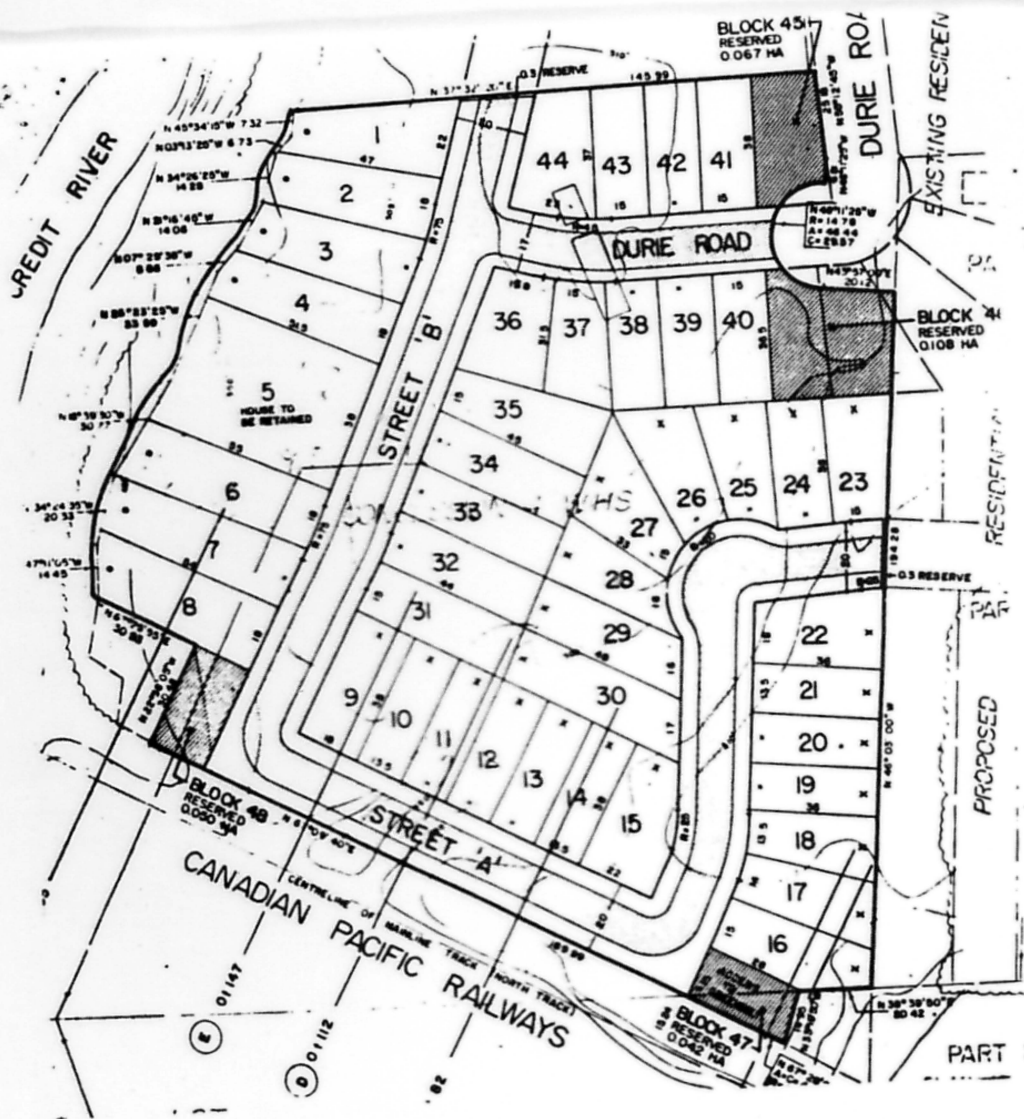
The Woodlore group has been fair in listening to the community's concerns and providing an Alternate Proposal for our consideration.

We do not want to delay this matter any further by taking this issue to the O.M.B. and we therefore, request your support and consideration of the ratepayers compromise on this alternate proposal.

Yours very truly,

Linda D. McClellan

/lmc

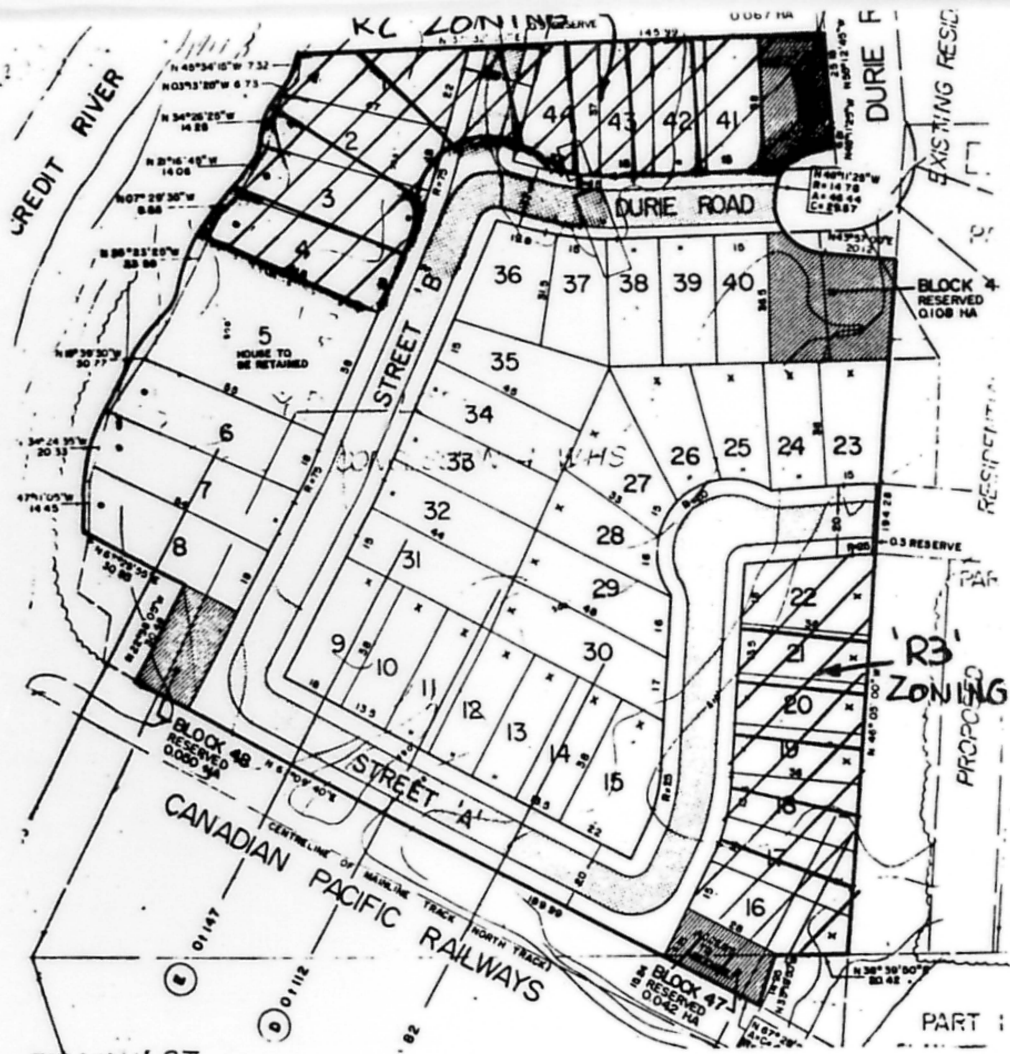


ORIGINAL DRAFT PLAN SUBMISSION

(JUNE 1984)

TOTAL 47 LOTS

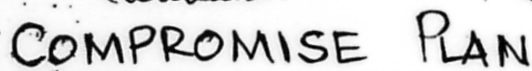
SCHEDULE 'A'



REVISED PLAN (45 Lots)
PLANNING COMMITTEE

MARCH 26, 1985

SCHEDULE 'B'



MARCH 31, 1985

SCHEDULE 'C'

DRAFT PLAN T-83042

EXISTING RESIDENTIAL

BLOCK 36
RESERVED
0 073 HA

DURIE ROAD

EXISTING RESIDENTIAL

CREDIT RIVER

BLOCK 35

CONCESSION

BLOCK RESERVE
0 074 HA

BLOCK 38
RESERVED
0 066 HA

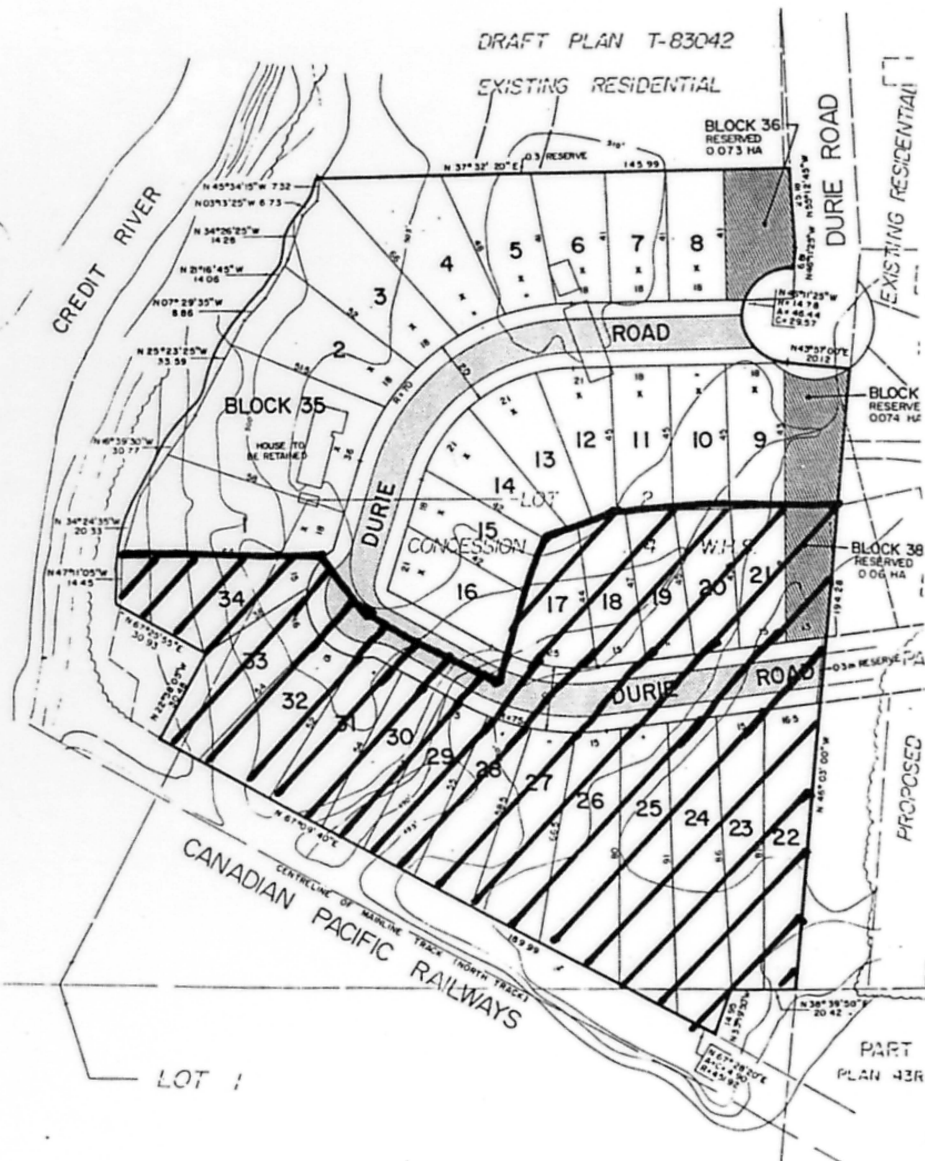
DURIE ROAD

PROPOSED

CANADIAN PACIFIC RAILWAYS

LOT 1

PART
PLAN 43R.





UB-5

City of Mississauga

MEMORANDUM

To: Mayor and Members of Council
Dept.:

From: A. Franks
Commissioner
Dept. Building, Zoning and Licensing

RECEIVED
3406
DATE APR 19 1985
FILE No A02030601
CITY OF MISSISSAUGA

C.A. DATE APR 22 1985

April 19, 1985

C.A. DATE MAY 08 1985

SUBJECT: Liquor License Application
Flame Steak House and Tavern
203 Lakeshore Road East

ORIGIN: Letter dated March 21, 1985 from the Liquor Licence Board
of Ontario to Mr. T.L. Julian, City Clerk.

COMMENTS: An inspection of the above mentioned premises was conducted
on April 10, 1985. The proprietors of the above captioned
business intend to use the area on the east side of the
existing building, which abuts a residential street, namely,
Oakwood Avenue South, as an open air patio lounge. The area
is in the immediate vicinity of passing pedestrian and
vehicular traffic and in close proximity to residential
buildings. In all likelihood, this type of operation will
generate enough noise and disturbance to be of annoyance to
the residents in the immediate neighbourhood. In addition,
the City of Mississauga Engineering Department has confirmed
that the location of the proposed patio is on City property.
Therefore, this department is not in favour of the use of
this area as an open air licensed patio.

RECOMMENDATION: That the Liquor Licence Board of Ontario be advised that the
City of Mississauga is not in favour of an open air licensed
patio for the Flame Steak House and Tavern as in addition to
the anticipated noise problems, the location of the proposed
patio is on City property.

Approved by:
City Manager

M.M. Navabi
For A. Franks
Commissioner
Building, Zoning and Licensing

MMN/bj

c.c. E.M. Halliday
M.M. Navabi
G. Burch
M.C. Brown

RESOLUTION AVAILABLE

FCM

UB-6

C.A. DATE MAY 08 1985

G.C. DATE APR 24 1985

March 20, 1985

RECEIVED

REGISTRY No

DATE APR 15 1985

FILE No

CLERKS DEPARTMENT

Memorandum to FCM Member Municipal Clerks

1985 ANNUAL CONFERENCE - VOTING ACCREDITATION

We enclose the official Voting Accreditation Form for your municipality's voting delegates to the Federation's 48th Annual Conference.

This form will be used to prepare voting credentials for voting delegates. Please complete and return it to this office as soon as your Council had decided which members will vote on its behalf.

Birre Ertmann
Administrative Officer

Enclosure



Federation of
Canadian
Municipalities
Fédération
canadienne des
municipalités

1318-112 Kent Street
Ottawa, Ontario
K1P 5P2
(613) 237-5221
Telex 053-4451

Alderman D.A. Lawson
Burnaby, British Columbia
President
Her Worship M. Dewar
Ottawa, Ontario
First Vice-President
Premier vice-president

Alderman R. Cromwell
Halifax, Nova Scotia
Second Vice-President
Deuxième vice-président
Son honneur D. Giguère
Shawinigan, Quebec
Third Vice-President
Troisième vice-président

His Worship F.J. Brady
Calgary, Saskatchewan
Past-President
Président sortant
James W. Knight
Executive Director
Directeur général

UB-6-a

PLEASE RETURN BY MAY 13, 1985

FEDERATION OF CANADIAN MUNICIPALITIES
48TH ANNUAL CONFERENCE

VOTING DELEGATE ACCREDITATION FORM

NAME OF MEMBER: CITY OF MISSISSAUGA

POPULATION : 324,853 NUMBER OF VOTING DELEGATES PERMITTED : 7

Please read this form carefully and fill in as required.

The following conditions will be in force during the 48th Annual Conference:

- i) All interested persons are free to attend the Conference.
- ii) Only member delegates will have the right to speak on matters discussed during the Conference.
- iii) Only accredited delegates will have the right to vote on any matter decided by the General Assembly.
- iv) Only members of a member municipal council or of the ruling body (Executive Committee or Board) of a member Provincial or Territorial Association may be accredited.

We hereby appoint the following _____ (maximum of 7) persons as voting delegates to the 48th Annual Conference (please type).

In the event that one or more of these persons is unable to attend, we authorize _____ to name a replacement allowing for the four conditions stipulated above.

SIGNED BY: _____ DATE: _____

RETURN TO: Birte Ertmann
Conference Manager
Federation of Canadian Municipalities
1318 - 112 Kent Street
Ottawa, Ontario
K1P 5P2

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

ITEM:
FILE: T-84013
DATE: May 8, 1985
G.C. DATE

UB-7

TO

H. McCallion, Mayor, and Members of the City of Mississauga Council

FROM

R. G. B. Edmunds, Commissioner of Planning

SUBJECT

Conditions of Draft Approval C.A. DATE MAY 08 1985

APPLICANT

455469 Ontario Limited (E. Hanson)

LOCATION

Part of Lot 2, Concession 1, W.H.S.
West side of Hurontario Street, north of Eglinton Avenue West

NO. OF LOTS

266 Lots and 5 Blocks

ZONE

Existing: A
Proposed: R3-Special Section, R5-Special Sections,
RM5-Special Section, O1 and G
19.64 ha (48.53 acres)

COMMENTS

Planning Committee, in recommending approval of the rezoning for this subdivision, also recommended "... that the land use concerns expressed at the February 26, 1985 Planning Committee meeting on behalf of G. Grice, M. Hosinec and J. Hosinec be resolved prior to the consolidated report for the plan of subdivision being considered and before the rezoning approval is finalized, and further that the consolidated report be allowed to proceed directly to General Committee and City Council."

The Consolidated Report is attached hereto, together with the developer's letter of acceptance. Also attached is a copy of a letter dated April 12, 1985 from Mr. J. Sabine, indicating that his clients, M. and J. Hosinec do not consent to the applications, and a copy of a letter dated April 24, 1985 from Mr. A. Adamson advising of an expected concurrence from Mr. G. Grice.

-2-

ITEM:
FILE: T-84013
DATE: May 8, 1985

It is recommended that the above-noted plan of subdivision be approved subject to the following conditions:

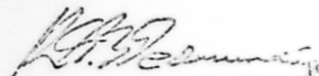
1. That the Financial Agreement between the City and the Developer be met by the Developer to the satisfaction of the City, prior to the registration of the plan.
2. That the Servicing Agreement between the City and the Developer be met by the Developer to the satisfaction of the City, prior to the registration of the plan.
3. To meet the requirement of section 50(5)(a) of the Planning Act, it is recommended that Block 273 be accepted to satisfy the required parkland dedication.

Note:

The Consolidated Report has been sent to the developer. A copy of the report is attached.

RECOMMENDATION

That the Conditions of Draft Approval dated May 8, 1985, and the Consolidated Report dated May 7, 1985, for proposed plan of subdivision T-84013, 455469 Ontario Limited (E. Hanson), be approved.



R. G. B. Edmunds
Commissioner of Planning.

1766a/46

CAMPBELL, GODFREY & LEWTAS

BARRISTERS & SOLICITORS

TELEX 065-24553
TELECOPIER (416) 362-2381
CABLE ADDRESS "ARNOLD" TORONTO

P.O. BOX 36
TORONTO-DOMINION CENTRE
TORONTO, CANADA
M5R 1C5

MISSISSAUGA PLANNING DEPARTMENT RECEIVED APR 16 1985		GENERAL TELEPHONE (416) 362-2401
Committee	Adm.	W. SABINE (416) 868-3439
Long Range	Eng.	
Urban Design	Env.	
Consulting	Rec.	
Support Services	Fin.	
Administration	Gen.	

April 12

J. Dorrell, Esq.,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

Dear Mr. Dorrell:

Hurontario Planning District
Neighbourhood 3, School/Park Equity by Owner

On April 10 I spoke with Mr. Adamson of G. Eric Hanson Associates Limited who subsequently forwarded to me a letter of the same date outlining the equalization of park distribution in connection with the above-captioned matter.

Today I reached Mr. J. Hosinec, one of the executors and an owner of the property and reviewed with him the contents of that letter and the matters discussed with Mr. Adamson by telephone.

Mr. Hosinec has asked me to state his continued opposition to the proposal and, in particular, his opposition to the proposal outlined on the sketch of the area prepared by the consulting engineers dated February 26, 1985 revised to March 7, 1985. We wish to point out that the plan is a substantial expansion of the plan initially prepared and presented to the Planning Committee which dealt with the three applications on the lands to the north and to the west of Mr. Hosinec's property. The plan purports to include sketches of street locations and parks in areas for which there is no present development proposal. Not only have the owners not submitted development plans, they were not consulted by the applicants with respect to the proposed development. In effect, the applicants appear to be imposing on those land owners who are not seeking to develop their

Cont'd. . . .

CAMPBELL, GODFREY & LEWTAS

J. Dorrell, Esq.


- 2 -

April 12, 1985.

property an allocation for parks and schools which should be their obligation alone. While we understand that the Planning Committee would prefer that the entire parcel bounded by McLaughlin Road, Eglinton Avenue and Hurontario Street be dealt with at one time, our clients do not believe it is fair or proper for their property to be the subject of these proposals while their property is not under development.

Accordingly, I wish to advise you on behalf of my clients that they will not consent to the applications presented to the Planning Committee in connection with the captioned matter. In order to ensure that all parties are aware of the situation, I have taken the liberty of sending a copy of this letter to Mr. Adamson and to Mr. Culham directly.

Yours truly,



J. W. Sabine.

/dg

Copy to Mr. A. Adamson
Mr. D. Culham
Mr. J. Hosinec

CONSULTING ENGINEERS
TOWN PLANNERS
MISSISSAUGA

G. ERIC HANSON ASSOCIATES LIMITED

April 24, 1985

Our File 81-9 and 84-13

Planning Department
City of Mississauga
1 City Centre Drive
Mississauga, Ontario

Attention: Mr. John Dorrell
Director of Development Control

Re: 0Z/36/81 455469 Ontario
0Z/55/84 Goldome Developments Ltd.

G. ERIC HANSON, B.A.Sc., P.Eng., MCIP
President
G.R. SURBRAY, Vice-President
Director of Engineering
B.A. MCIP
A.B. ADAMSON, Vice-President
Director of Planning

MISSISSAUGA
PLANNING DEPARTMENT
RECEIVED
APR 26 1985

	Action	Info	Seen
Communications			
Long Range			
Dev. Control			
Urban Design			
Consulting			
Support Services			
Administration			

Dear Mr. Dorrell:

This is to confirm the numerous discussions and meetings we have had concerning our attempts to resolve the land use concerns expressed at the February 26, 1985 Planning Committee meeting on behalf of G. Grice, M. Hosinec, and J. Hosinec.

As you are aware, subsequent to the Planning Committee meeting, our office in conjunction with Mr. Bousfield's made several minor modifications to the concept plan in response to the above noted concerns. These modifications involved the realignment of the boundaries of the Senior Separate School and of the park adjacent to the Junior Public School. The effect of the realignments was, in the former instance, to reduce the portion of the Separate School site lying on Mr. G. Grice's lands and in the latter instance, to reduce the parkland on the Hosinec's lands. Both adjustments have been approved by the appropriate agencies.

With respect to obtaining Mr. Grice's acceptance of the portion of his lands shown for the Senior Separate School on the revised concept plan, I approached in his absence, his consultant, Mr. H. Petschar, who allowed that he could see no objection to the proposal. However, he reserved advising you of his comments until his client returned from vacation. It is my understanding that Mr. Grice, Mr. Petschar and Mr. Millard of Traders have subsequently discussed several issues of mutual interest concerning the

... /2

55 VILLAGE CENTRE PLACE, MISSISSAUGA, ONTARIO L4Z 1V9, TELEPHONE 270-0622

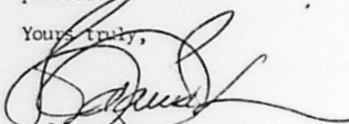
Mr. John Dorrell
April 24, 1985
Page 2

interface of their respective subdivision plans, including the lands required for school purposes, and are satisfied with the proposals.

To attempt to satisfy the Hosinec's concerns, I discussed the proposed revisions to the concept plan with Mr. J. Sabine, their solicitor, indicating that only 9.2% of their lands were now required for public uses, namely park, instead of 15%, the average figure for the majority of the other land owners in neighborhood 3. Mr. J. Sabine's reply to my follow-up letter was dated April 12, 1985 and addressed to you.

I trust this information satisfies the intent of Planning Committee's resolution so that our plans of subdivision can proceed.

Yours truly,



A.B. Adamson, BA, MCIP
Vice-President
Director of Planning

ABA:feo

cc. Goldome Developments Ltd.
Hawthorne
Traders Association
J.R. Bousfield

DATE: May 7, 1985
FILE: T-84013

CONSOLIDATED REPORT OF THE TECHNICAL REQUIREMENTS FOR THE
DEVELOPMENT OF LANDS UNDER APPLICATION BY 455469 ONTARIO LIMITED (E.
HANSON)

LOCATION - West side of Hurontario Street, north of Eglinton Avenue West

SECTION A - PLANNING

1. The plan to which this report refers is the plan dated May 22, 1984, revised on March 12, 1985 and further revised in red as shown on the attached draft plan.
2. The zoning for the development of these lands shall be in force or have been approved by the Ontario Municipal Board prior to the registration of the plan.
3. The proposed streets shall be named to the satisfaction of the City of Mississauga and the Regional Municipality of Peel. In this regard, a list of proposed street names shall be submitted to the City Engineering Department as soon as possible after draft plan approval has been received and prior to any servicing submissions.
4. The Servicing Agreement is to include securities for the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.
5. Development of the subject lands shall be staged to the satisfaction of the City. Submissions will not be processed by the City Engineering Department, and preservicing of the subject lands will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Engineering and Works for the necessary outlets for the municipal services and the provisions of adequate access roads to service the subject lands. In addition, preservicing of the subject lands will not be permitted until the zoning for the development of these lands is in effect or has been approved by the Ontario Municipal Board.

The servicing and registration of those lands east of the west limit of Block 274 within this plan is to be undertaken coincidental with or after the servicing and registration of the servicing and registration of T-83027, Phase I.

The servicing and registration of those lands west of the east limit of Block 274 within this plan is to be undertaken coincidental with or after the servicing and registration of both phases of T-83027. In this regard, as a condition of servicing and registration of T-83027 Phase II, the developer will be required to dedicate and construct a north south road between Street 'A' in T-83027 Phase I and Eglinton Avenue West.

See also Section C - Engineering.

6. Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for the preservation of as many of the existing trees as possible. In this regard, the developer will be required to prepare a tree survey plan and tree preservation plan.

It is the developer's responsibility to ensure that no trees are removed prior to plan registration, or during any phase of the servicing and construction of the site, without the express approval of the City. See also Section C - Engineering, Item 6.

7. Parkland is required on the basis of 1.0 ha (2.47 acres) per 300 residential units (including future residential reserve blocks). In this regard, the applicant is required to provide approximately 0.94 ha (2.32 acres). The applicant has provided 1.02 ha (2.52 acres) of parkland (Block 273) to satisfy the parkland dedication. The overdedication of 0.08 ha (0.20 acres) of parkland shall be dedicated gratuitously to the City. In the event that the application to the south (File T-83027 Phase I, Traders Associates) and/or development on adjacent lands to the west proceeds prior to the registration of this plan, arrangements shall be made to the satisfaction of the City for the dedication of the park block (Block 273) to the City and at a time satisfactory to the City. Conversely, should this plan proceed prior to the others noted above, similar arrangements are to be made in respect of the proposed parkland in those others. See also Section B, Financial, Item 1(d).
8. Prior to first engineering submission, a master plan for the park block (Block 273) shall be submitted to and approved by the Recreation and Parks Department. Prior to registration of the plan, the developer shall prepare detailed working drawings in accordance with the approved master plan. The developer is responsible for the development of these lands (e.g. grading, sodding, pathway installation, planting, lighting, catch basins, water service, etc.) at his own cost in accordance with the approved plans. These plans shall be coordinated with the park lands to the south under File T-83027 (Phase I).

9. Payment in cash or in securities in the Servicing Agreement will be required to cover the cost of planting trees on Streets 'A' to 'F' inclusive as determined by the Commissioner of Recreation and Parks in accordance with current City Standards. See also Section B, Financial, Item 1 (h).
10. Prior to registration of the plan, comprehensive streetscape plans for Hurontario Street shall be submitted to and approved by the Recreation and Parks Department and Engineering and Works Department and shall be included in the Servicing Agreement. These plans shall be coordinated with the required noise abatement measures; shall include the adjacent service road (Street 'E') and Lot 1, and shall also be approved by the City Planning Department. The plans shall determine, among other matters, dimensions of Lot 1, show building envelopes and make provision for fencing along the service road and for pedestrian access to Hurontario Street. These works are to be carried out by the developer at his cost.
11. Prior to registration of the plan, landscape screening and/or screen fencing plans shall be submitted to and approved by the City Engineering and Works Department and Recreation and Parks Department for the following:
 - (i) Side boundary of Lot 1;
 - (ii) the sides of Lots 238 and 239 where abutting Block 282.The developer shall carry out these works at his cost. Fencing and landscape screening shall be coordinated with the required noise abatement measures.
12. Prior to registration of the plan, arrangements satisfactory to the City Recreation and Parks Department shall be made for the erection and maintenance of a sign indicating that the future use of Park Block 273 will be for neighbourhood park purposes and Block 274 for greenbelt purposes.
13. Prior to Council execution of the Servicing Agreement, the developer shall erect signs on Lots 29 to 34 inclusive (street townhouses) indicating the future use and the name and telephone number of the City of Mississauga Department where additional information is available. The Servicing Agreement shall contain a provision requiring the developer to maintain the sign.
14. Approvals of site development plans and landscaping plans by the Planning Department will be prerequisites to the issuance of building permits for detached dwellings on lots with frontages less than 12 m (40 ft.).

15. Approvals of site development plans and landscaping plans including landscape screening and/or screen fencing by the City will be prerequisites to the issuance of building permits for Block 272 which is to be developed for a Senior Public School and Lots 29 to 34 inclusive which are to be developed for street townhouses.
16. A warning clause satisfactory to the City Solicitor is to be included in the future purchase and sale agreements and registered on title for lots 1 and 29 to 34 inclusive abutting Hurontario Street advising the prospective purchasers and owners of the future widening of Hurontario Street.
17. Prior to registration of the plan, a warning clause satisfactory to the City Solicitor is to be included in the future purchase and sale agreements and registered on title for lots 232 to 244 inclusive and Block 268 abutting the Senior Public School site (Block 272) advising the prospective purchasers and owners of these lots of the future intended uses of those blocks.
18. Block 282 which is required for walkway purposes shall be transferred gratuitously to the City.
19. A clause shall be included in the Servicing Agreement to the effect that:
 - (a) the main wall of any structure or building shall not be located closer than 1.5 m (5') from any abutting designated walkway;
 - (b) the walkway over Block 282 need not be constructed prior to issuance of building permits for adjacent Lots 238 and 239;
 - (c) the developer shall clearly sign the location of the walkway to the satisfaction of the Commissioner of Engineering and Works prior to the issuance of building permits for Lots 238 and 239;
 - (d) a restriction shall be placed on the title of Lots 238 and 239 to prohibit the transference of these lots to private homeowners until the walkway has been constructed to the satisfaction of the Commissioner of Engineering and Works, and the City Clerk has provided a release on title to said restriction once it has been complied with;
 - (e) the Financial Agreement for Lots 238 and 239 shall contain an advisement to the owners and future owners of these lots that they abut a walkway and of the above requirements in the Servicing Agreement.

20. Prior to first engineering submission, a master plan for the greenbelt block (Block 274) shall be submitted to and approved by the Recreation and Parks Department and Engineering and Works Department. Prior to registration of the plan, the developer shall prepare detailed working drawings in accordance with the approved master plan. The developer is responsible for the development of these lands (e.g. grading, sodding, pathway installation, planting, catch basins, water service, etc.) at his own cost in accordance with the approved plans. Further, these plans shall be coordinated with the plans under File T-83027 (Phases I and II). The greenbelt lands shall incorporate the landscaping and recreation elements as noted in the Secondary Plan and also should be designed to enhance the natural appearance of the Cooksville Creek corridor. In this regard revisions to the plan may be required.
21. Prior to registration of the plan, the exact limits of the greenbelt block, (Block 274) of the Cooksville Creek shall be established to the satisfaction of the City and the Credit Valley Conservation Authority and be shown on the final plan. These lands shall be transferred gratuitously to the City for conservation purposes. See also Section C, Engineering, Item 14 (f).
22. Prior to registration of the plan, the appropriate approvals shall be obtained from the Credit Valley Conservation Authority for the proposed subdivision development within the regulated and floodplain areas of the Cooksville Creek pursuant to Ontario Regulation 162/80 (The Fill, Construction and Alteration to Waterways Regulations).
23. The Servicing Agreement shall contain the following provisions:
 - (a) that no buildings or structures including swimming pools shall be located within 3 m (10 ft.) from Block 274, as amended.
 - (b) that no buildings or structures of any kind shall be erected within Block 274, as amended, other than those structures necessary for flood, erosion control and/or stormwater management purposes.
24. Prior to registration of the plan, the developer is to implement storm water management for this development to the satisfaction of the City and the Credit Valley Conservation Authority in an attempt to reduce the five year post-development flows down to approximately the five year pre-development flows.

Since this plan has relatively small lots, the amount of storm water control on the lots is limited and therefore, detention features will only be enforced on the Senior Public School Block (Block 272). The type of storm water management to be implemented on the school block (Block 272) will be roof top storage. A condition to this effect is to be included in Schedule 'C' of the Servicing Agreement.

A warning clause is to be included in the future purchase and sale agreements and on title for Block 272, to the satisfaction of the City, advising purchasers of this restriction and maintenance obligations.

25. Prior to registration of the plan, a detailed engineering submission shall be prepared to the satisfaction of the City and the Credit Valley Conservation Authority which will outline:
- (a) details for the proposed channelization of the Cooksville Creek, which shall include cross-sections, HEC-2 output data for the new 'Regional Storm' flood levels, and incorporate naturalistic design features;
 - (b) the means whereby storm water will be conducted from the site to a receiving body;
 - (c) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.

In this regard, the appropriate permits will be required from the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80 for the proposed channelization, and the construction of any required storm water management facilities.

Revisions to the plan may be required pending the results of a Master Drainage Study for the Cooksville Creek Watershed, being prepared by M.M. Dillon Limited which will assess the cumulative impact of channelization of the Cooksville Creek north of Highway 403.

26. The Servicing Agreement between the owner and the municipality shall contain provisions with respect to the following:
- (a) to carry out or cause to be carried out the works noted in Items 21, 22 and 25 above;

- (b) to neither place nor remove fill of any kind whether originating on the site or elsewhere, nor alter any existing vegetation, nor in any way disturb the lands within Block 274, as amended, without the written consent of the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80;
 - (c) to erect a snow fence or other suitable barrier 3 m (10 ft.) from the boundary of Block 274, as amended, to prevent the unauthorized deposition of fill material or destruction of vegetation within the floodplain area. A note shall be added to the appropriate plans to the effect that a snow fence shall be erected by the developer prior to initiating any grading or any construction on the site and, shall remain in place and in good repair during all phases of grading and construction;
 - (d) to develop Lots 199 to 232 inclusive, Blocks 272 and 273 only according to site and grading plans acceptable to the City and the Credit Valley Conservation Authority. The plans shall indicate the locations of all proposed buildings, structures, accesses, site drainage and existing and proposed grades;
 - (e) to implement partial storm water management through roof-top storage, to the satisfaction of the City and the Credit Valley Conservation Authority, for the two and five year storm levels, prior to the issuance of any building permits on Block 272. See also Item 24 above.
- 27(a) Prior to final approval of the plan, the owner shall engage the services of a consultant to undertake a noise study to recommend noise control features to meet the noise level objectives of the City and the Ministry of the Environment to the satisfaction of the City and the Ministry.
- (b) Prior to the final approval of the plan, a copy of the executed Servicing and Financial Agreements between the owner and the municipality specifying the provisions required to implement the noise control features recommended by the noise study as approved by the City and the Ministry of the Environment shall be forwarded to the Ministry of the Environment.
 - (c) In the event that a slight noise level excess exists on the site despite the inclusion of the noise control features, the Financial Agreement shall contain the following provisions in accordance with Council recommendation of February 13, 1978. The following provisions shall also be included on all offers of sale and purchase:

"Purchasers are advised that despite the inclusion of noise control features within this development area and within the building units, a slight noise level excess may exist and be of concern occasionally interfering with some activities of the dwelling occupants."

- (d) Prior to final approval of the plan the Acoustical Consultant shall update the recommendations of the Acoustical Report to coincide with the M-Plan proposed for registration.
- (e) A clause shall be included in Schedule C of the Servicing Agreement to the effect that:
 - (i) prior to the issuance of building permits for all blocks and lots, the Acoustical Consultant shall certify that the builder's plans are in accordance with the updated detailed Acoustical Report approved by the City and the Ministry of the Environment;
 - (ii) prior to the final inspection of the buildings on all lots and blocks the Acoustical Consultant shall certify that the structures are in compliance with the above-mentioned acoustical report.
- 28. Blocks 267 to 271 inclusive shall only be developed in conjunction with adjacent lands. In this regard, the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the Zoning By-law.
- 29. Prior to registration of the plan, arrangements shall be made for the location and signage of the Pedestrian/Bicycle Path System, as shown on Schedule 4 of the Hurontario Secondary Plan, to the satisfaction of the City Recreation and Parks Department and the City Engineering and Works Department.
- 30. Development of the subject lands shall be staged in accordance with the availability of satisfactory school accommodation.
- 31. Prior to registration of the plan, the City and the appropriate School Boards shall determine whether temporary and/or permanent sidewalks and/or walkways are required to provide pedestrian linkages to the school facilities. In this regard, the appropriate clauses shall be included in the Servicing Agreement.

32. Prior to registration of the plan, the City requires that satisfactory arrangements shall have been made with the Peel Board of Education for the acquisition, or reservation for future acquisition, of Block 272 designated in the plan for school purposes. The implementation of this prerequisite to approval will consider the pertinent policies of the relevant Secondary Plan and the expressed desire of the Peel Board of Education to acquire school sites at financial costs which are, at most, in accordance with those explicit in the Big Three Agreement.
33. The Financial Agreement, and all offers of sale and purchase shall contain the following provision:

"Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated at temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."
34. The Servicing Agreement shall contain a clause satisfactory to the Peel Board of Education, that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.
35. The Financial Agreement and all offers of sale and purchase within a period of five years from the registration of the plan shall contain the following provision:

"Whereas, despite the efforts of the Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy."
36. Prior to registration of the plan, the developer shall enter into an agreement to erect signs on the site designated for school purposes including that there is no commitment for construction for such school and referring enquiries to the appropriate School Boards. Both form and wording of the signs shall be to the satisfaction of the appropriate School Board.

37. The Peel Board of Education and The Dufferin-Peel Roman Catholic Separate School Board requires that the applicant agree to participate in a cost-sharing arrangement with other landowners to ensure that school sites are available at the appropriate time and price in the Hurontario Residential District.
38. The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern including intersection alignments may be required.

SECTION B - FINANCIAL

- I. Payments to be made to the City, Hydro Mississauga and/or the Region of Peel
 - (a) Financial contributions to the City at current levy rates, in accordance with resolution No. 737, passed by Council on December 23, 1981:
 - i) for both residential and non-residential lands other than industrial/commercial, a development levy of \$17,188.91 per gross hectare for major road improvements is required prior to registration;
 - ii) for both residential and non-residential lands, other than industrial/commercial, a development levy of \$7,147.11 per gross hectare for major watercourse improvements is required prior to registration.
 - iii) for non-residential lands other than industrial/commercial, a development levy of \$869.43 per gross hectare for fire service improvements is required prior to registration;
 - iv) for residential lands, a development levy of \$569.99 per capita for Transit, Library, Fire, General Government and Recreation and Parks is required prior to issuance of each building permit for a dwelling unit.
 - (v) In lieu of the developer undertaking on-site detention works on the residential portion of the draft plan, the developer is required to pay a special levy prior to the servicing or registration of the plan. This levy, in an amount of \$1,268.00/ha, will be used for future downstream erosion control works on the Cooksville Creek. The developer is also advised that the value of this levy is over and above the normal Major Watercourse Improvement Levy.
 - (b) Financial contributions in accordance with current Regional development levies.

- (c) Financial contributions are required in connection with the supply of hydro facilities. These contributions vary with different types of development and the hydro service to be provided, and will be determined by negotiation between the developer and Hydro Mississauga, prior to registration of the subdivision plan.

In this regard, it is noted that the policy of Hydro Mississauga, relative to the provision of residential services is that all electrical circuits, including streetlighting, be placed under-ground at the expense of the developer, subject to an agreement between the developer, the City and Hydro Mississauga.

The City will be collecting an Impost Levy on behalf of Hydro Mississauga in accordance with Council recommendation of July 15, 1981.

- (d) To meet the requirement of Section 50 (5)(a) of the Planning Act, it is recommended that Block 273 be accepted to satisfy the required parkland dedication. See also Section A, Planning, Item 7.
- (e)(i) A fee for engineering and inspection services, provided by the City Engineering Department to be in accordance with City policy and to be determined as a percentage of the total estimated value of services to be assumed by the City.
- (ii) A fee for engineering services provided by the Regional Municipality of Peel Department of Public Works for services to be assumed by the Regional Municipality. The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the amount and payment procedure with respect to this fee.
- (f) A fee for planning services provided by the City Planning Department to be determined in accordance with the latest planning processing fee schedule immediately prior to the City Planning Department's release of the plan for registration.
- (g) Payment of current property taxes and all outstanding assessments which have been levied against the property.
- (h) Payment in cash or securities in the Servicing Agreement are required to cover the cost of planting trees on Streets 'A' to 'F' inclusive in accordance with current City standards and specifications. See also Section A - Planning, Item 9.

2. Insurance

The owner, while under agreement to provide services within this plan, must provide a comprehensive insurance policy naming the City and the Region of Peel as co-insured, for liability and property damage in the amount of \$2,000,000.00. This policy must cover blasting operations and be paid up for a minimum of three years or as otherwise approved.

3. Financial Guarantee

In order to guarantee the financial stability of the owner to provide the requisite services, satisfactory securities to the City equal to the estimated cost of services, must be furnished prior to the execution of the Servicing Agreement.

SECTION C - ENGINEERING

1. Maintenance Guarantee

- (a) The developer shall maintain all underground services and works for a period of one year from the date of acceptance of those services by the Region and/or the City. Prior to the completion of the maintenance period, the developer shall correct any deficiencies reported by the Region and/or the City.
- (b) The developer shall maintain all roads up to base course asphalt, including curb base, for a period of three years from the date of acceptance of those services by the City. All other above ground works shall be maintained by the developer for a period of one year after acceptance.

2. Standards

All underground and above-ground services shall be designed and constructed in accordance with the current specifications, standard drawings and design criteria of the City of Mississauga.

Further, when appropriate the Servicing Agreement shall also reflect that the internal servicing of all apartment and multiple-family blocks will be in accordance with City standards and requirements.

3. Water

The plan has been considered by the Regional Municipality of Peel Department of Public Works and approved subject to the usual agreements.

Watermains and appurtenances shall be constructed on all streets within this proposed plan of subdivision. A separate water service connection shall be provided to the street line for each lot or building block.

The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the precise extent of their requirements.

Water supply is available on Hurontario Street at Matheson Boulevard. Development will require the extension of watermains south along Hurontario Street to the subject lands.

4. Sanitary Sewers

Sanitary sewers with connections to each lot and building block are required in accordance with the current Regional Municipality of Peel Department of Public Works standards and requirements.

Where required by the Commissioner of Public Works, sanitary sewers shall be designed in such a manner and be of adequate size and depth to service adjacent lands.

Sanitary sewers are presently available in the Cooksville Creek watershed at Eglinton Avenue. External easements and construction of this facility will be required.

5. Storm Drainage

- (a) Storm sewer works including connections to each lot and building block shall be constructed in accordance with the current City subdivision requirements.
- (b) All storm sewers shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner of Engineering and Works.
- (c) All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Engineering and Works.
- (d) The storm sewer outlet for this site is the West Branch of the Cooksville Creek.
- (e) Prior to registration or preservicing of the plan, the applicant shall make satisfactory arrangements with the City and the Credit Valley Conservation Authority for the design and construction of the improvements required for that section of the West Branch of the Cooksville Creek located within the plan. These works are to be undertaken prior to the release of any building permits within the plan.

6. Site Drainage

The developer will be responsible for the proper drainage of all lands within the plan and all lands abutting the plan. An overall grading plan must be prepared by the developer's consulting engineer to form part of the Servicing Agreement. Every attempt is to be made by the applicant's consultant to ensure that split lot drainage is provided for each lot having a side yard setback of 1.8m (6 ft.) or less on at least one side of the unit with the rear lot drainage being directed to a catchbasin system to the satisfaction of the Commissioner of Engineering and Works. If drainage of any lot is to be directed from the back of a lot to the front, arrangements satisfactory to the City are to be made to ensure that both pedestrian access from the front to the back of the lot is provided, and that the side slopes for swales have a gradient not greater than 3:1.

During the engineering submissions, the developer will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways and walkways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes directing drainage along a lot's side lot line are to be covered by an easement to the satisfaction of the City.

Minimum grade changes should occur in areas where trees are to be retained. See also Section A - Planning, Item 6.

7. Roads

- (a) All internal roads shall be constructed by the developer and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest City standards and requirements.

(b) The following is a summary of the various classifications of the roads associated with the plan:

<u>Name</u>	<u>Classification</u>	<u>R. O. W. Width</u>
Hurontario Street	Arterial	45m (148 ft.)
Street 'A'	Local Residential	20m (66 ft.)
Street 'B'	Local Residential	20m (66 ft.)
Street 'C'	Local Residential	20m (66 ft.)
Street 'D'	Local Residential	20m (66 ft.)
Street 'E'	Local Residential	20m (66 ft.)
Buffer Rd. Portion of Street 'E'	Local Residential	17m (56 ft.)
Street 'F'	Local Residential	20m (66 ft.)

- (c) The connecting roads shall be located such that they align precisely with their continuation beyond the subject lands.
- (d) Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands to be undertaken at the developer's expense.
- (e) Prior to registration of the plan, arrangements shall be made to the satisfaction of the City for the provision of a construction access which shall remain open at the discretion of the Commissioner of Engineering and Works.
- (f) Access to various lots and blocks within the plan shall be from the internal roads with no access permitted onto Hurontario Street.
- (g) During engineering processing, the City Engineering Department will determine the location of the driveways for lots at the intersections of local and collector roads.
- (h) Prior to registration of the plan, satisfactory arrangements shall have been made to ensure the clean-up of all materials tracked onto existing and proposed roads by vehicles used in conjunction with building operations on the subject lands (re mud tracking and dust control).

- (i) Prior to registration of the plan, the developer will pay the City a charge of \$100.00 per lineal foot frontage from Lots 132 to 149 inclusive for the construction of the road and sewers by the developer to the south under File T-83027.
- (j) Prior to registration of the plan, arrangements satisfactory to the City are to be made for the dedication and construction of a temporary road connection out to Hurontario Street with "right-in/right-out" turning movements to be controlled at Hurontario Street. Once Street 'B' is extended north through T-83027 (Phase II) to Park Avenue, this temporary connection is to be removed to the satisfaction of the City.
- (k) Prior to registration of the plan, arrangements satisfactory to the City shall be made for the easterly termination of Street 'F' with a temporary turning circle.
- (l) See also Section A - Planning, Item 38.

8. Sidewalks

Concrete sidewalks 1.5 m (5 ft.) wide shall be constructed in accordance with the latest City standards and requirements and in locations approved by City Council.

Prior to registration of the plan, the developer is to make a cash payment to the City for a future sidewalk on the Hurontario Street frontage of this plan. The amount is to be determined by the City during engineering submissions.

9. Walkways

A standard 3 m (10 ft.) wide concrete walkway with fencing and lighting is required on Block 282. See also Section A, Planning, Items 18 and 19.

10. Streetlighting

Streetlighting shall be provided in accordance with the latest City standards and requirements.

11. Traffic Signals

Prior to registration of the plan, the developer is to make a cash contribution in the amount of \$25,000.00 for the traffic signals to be installed by the City at the intersection of Park Avenue and proposed Street 'H' in T-83027, Phase II.

12. Signs

All street and traffic signs required within this proposed plan of subdivision shall be supplied and erected by the applicant.

13. Landscaping

All portions of road allowances not covered by roads and sidewalks shall be fully sodded with No. 1 nursery sod and shall be considered as part of the construction costs.

Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for the grading, topsoiling and sodding of all the residential lots including the placement of 150 mm (6") of granular material on the driveways. Prior to the issuance of the first building permit, the City is to have a \$200,000.00 Letter of Credit in hand to guarantee these works over and above the securities required to complete the outstanding municipal services and the maintenance of the completed services. A reduction of the \$200,000.00 is only to be considered after 175 of the 266 lots have been completed to the City's satisfaction.

Blocks 267 to 271 inclusive and all other blocks for which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Engineering and Works.

Future parkland - Block 273 shall be graded, levelled with top soil and sodded. Specifications for this work are to be prepared by the City Engineering Department and the City Recreation and Parks Department and included in the Servicing Agreement.

School Block 272 shall be rough graded to elevations satisfactory to the Peel Board of Education.

14. Land Dedications

- (a) Sufficient right-of-way for all roads within the plan in accordance with the widths specified under Section C - Engineering, Item 7 shall be dedicated as public highway on the proposed plan for registration.

The widenings required at intersections for vehicular channelization and at locations specified for bus bays are to be to the latest City standards and requirements.

- (b) A road widening along the Hurontario Street frontage towards an ultimate 45m (148 ft.) right-of-way is required.

- (c) Prior to registration of the plan, the developer shall deed gratuitously to the City those lots upon which the temporary turning circle at the easterly limit of Street 'F' will be constructed. The City will return the lots to the developer once Street 'F' is continued easterly. Sufficient securities are to be provided to the City to ensure that these lots are maintained in a manner satisfactory to the City until they are returned to the developer.
- (d) Blocks 282 shall be transferred gratuitously to the City for walkway purposes.
- (e) Blocks 267 to 271 inclusive, which are to be developed in conjunction with adjacent lands, are to be deeded gratuitously to the City of Mississauga. The City will return these blocks to the developer when they can be incorporated with adjoining lands and are able to be developed. Securities are to be retained with the City to ensure that these blocks are maintained by the applicant to the satisfaction of the City until they are transferred back to the developer.
- (f) Block 274 shall be transferred gratuitously to the City for greenbelt purposes. See also Section A, Planning, Item 21.

15. Easements

Any external easements required to service the property must be obtained by the applicant and conveyed gratuitously to the City or the Regional Municipality of Peel prior to any servicing submission being made to the City Engineering Department.

All easements within the plan which are required for proper servicing of the land, shall be transferred to the City or the Regional Municipality of Peel.

16. Greenbelt

Prior to registration of the plan, the developer is to make satisfactory arrangements with the City for the inclusion in the Servicing Agreement for sufficient securities to guarantee the clean up of all material that may be placed in the Greenbelt lands (Block 274) during the building operations within this development.

17. Utilities

The applicant, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to the signing of the Servicing Agreement for residential development, the developer must submit in writing evidence to the Commissioner of Engineering and Works that he has made arrangements with the Bell Telephone Company, the Cable T.V., and the Hydro for the installation of their cable in a common trench, in the prescribed location on the road allowance for the plan of subdivision.

The requirements of Hydro Mississauga with respect to easements shall be met prior to the registration of the plan.

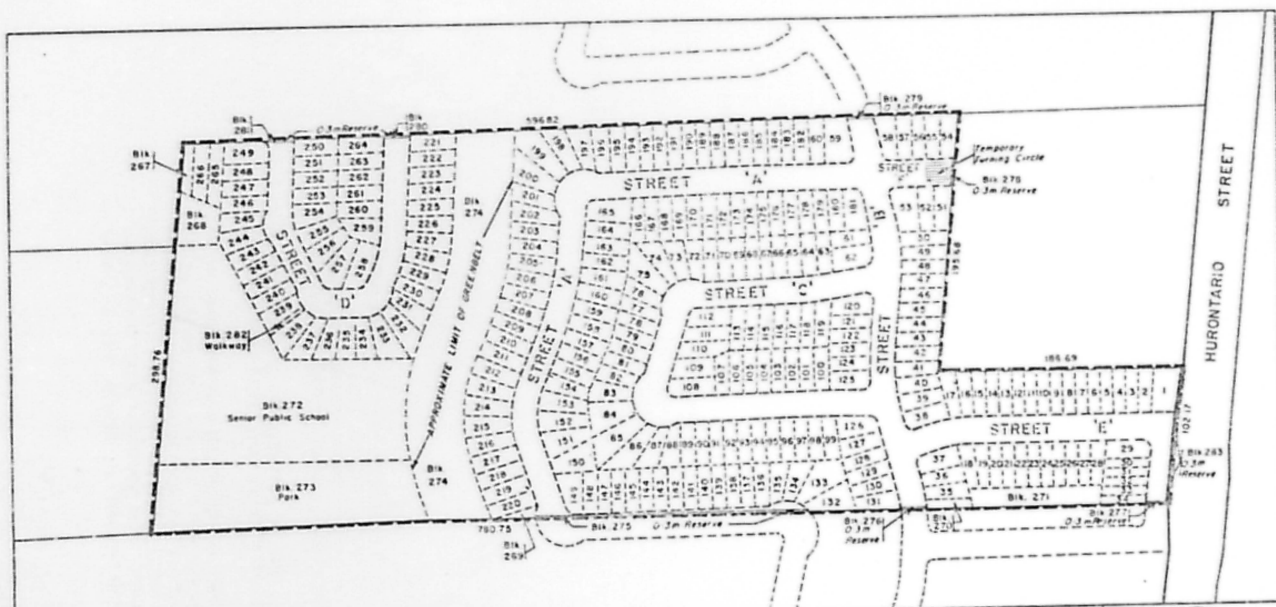
The applicant should contact Hydro Mississauga to determine the precise extent of their requirements.

See also Section B - Financial, Item I(c).

18. 0.3 m (1') Reserves

0.3 m (1') reserves as shown on the attached plan shall be transferred gratuitously to the appropriate authority.

THE REQUIREMENTS OF THIS REPORT WILL BE EFFECTIVE FOR ONE YEAR SUBSEQUENT TO DRAFT APPROVAL BY THE REGION. AFTER THIS DATE A REVISED CONSOLIDATED REPORT WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING AND LEVY REQUIREMENTS MENTIONED IN THIS REPORT, THE STANDARDS AND LEVIES IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.



APPLICATION: 455469 ONTARIO LIMITED (E. HANSON)



AREA OF DRAFT PLAN T-84013

CITY OF MISSISSAUGA PLANNING DEPARTMENT



SCALE: 0 25 50 METERS

FILE NO T-84013

DWG NO 700

DATE: 1985, MAY 8



City of Mississauga

MEMORANDUM

To PLANNING COMMITTEE

From D. A. R. Ogilvie,

Dept.

Dept. Finance

Document #3517f

May 2nd, 1985

SUBJECT: 455469 ONTARIO LIMITED (E. HANSON) SUBDIVISION T-84013 IN
HURONTARIO - FINANCIAL IMPACT REPORT

I. The Hurontario District:

The Hurontario District is located in north-central Mississauga, directly north of the City Centre (see Map 1). The area is bounded by Matheson Boulevard in the north, the Parkway Belt (which includes Highway 403 and the Hydro transmission line) on the east and south and the proposed extension of Mavis Road on the west. Eglinton Avenue and Hurontario Street are the main east-west and north-south routes.

Most of the district is situated within the Cooksville Creek watershed. Western extremities of the district are drained by two tributaries to the Credit River, while an eastern section is drained by the Little Etobicoke Creek. The area along the major branch of the Cooksville Creek is designated as greenbelt.

Neighbourhoods #3, 5, 6 and 7 have been released for development by City Council resolutions.

II. Proposed Subdivision by E. Hanson Ltd. (T-84013).

The following briefly summarizes the proposed subdivision T-84013.

- o Location: - North of Eglinton Avenue between McLaughlin Road and Hurontario Road in Neighbourhood #3 in Hurontario.
- o Size: - 19.64 ha. (48.51 ac.)
- o Proposed Dwellings: - Singles 260
Townhouses 6
- o Population: - approximately 940

A. Impact on District Population

The projected population of 936 persons for plan T-84013, will increase the population approved for Hurontario by 1.7% to 9687 persons. This represents 18.4% of the ultimate projected population for Hurontario. Total population approved so far for all New Residential Districts increases by only 0.5% to just over 30,000 persons or 15.3% of the ultimate projected population for the five districts.

Table 1: Population Summary for Hurontario

Neighbourhood	Ultimate (1) Population	This Plan Population	% Ultimate	Approved to Date (2) Population	% Ultimate	Total Incl. This Plan Population	% Ultimate
1	9550	-	-	-	-	-	-
2 to be determined	-	-	-	-	-	-	-
3*	8,560	936	10.9	481	5.6	1,417	16.6
4	4,330	-	-	-	-	-	-
5*	11,980	-	-	1,191	10.0	1,191	10.0
6*	9,960	-	-	3,973	39.9	3,973 (3)	39.9
7*	8,440	-	-	3,106	36.8	3,106	36.8
Total	52,820	936	1.7	8,751 (4)	16.7	9,687	18.4

* Denotes neighbourhoods released for development by Council.

(1) Ultimate population from amended secondary plan (May 1984).

(2) "Approved" means Consolidated Report adopted by Council.

(3) Does not include future population in apartment buildings in T-83005.

(4) Includes T-84037 (Goldome).

Table 2: Population Summary for All New Residential Districts

District	Ultimate (1) Population	Plans Before Planning Committee		Approved to Date (2)		Total Incl. Plans Before Committee	
		Pop.	% Ultimate	Pop.	% Ultimate	Pop.	% Ultimate
Central Erin Mills	47,830	-	-	2,343	4.9	2,343	4.9
East Credit	65,360	-	-	4,619	7.1	4,619	7.1
Erin Mills West	12,551 (3)	-	-	12,551	100.0	12,551	100.0
Hurontario	52,820 (4)	936	1.7	8,751	16.7	9,687 (5)	12.4
Lisgar	22,100	-	-	1,420	6.4	1,420	6.4
Total	200,661	936	0.5	29,684 (6)	14.8	30,620	15.3

(1) Ultimate population from secondary plan for each district.

(2) "Approved" means Consolidated Report adopted by Council.

(3) Ultimate population from estimates submitted for draft approval for Erin Mills West subdivisions T-82034, T-83021 and T-83022.

(4) Does not include any estimate for Neighbourhood #2.

(5) Does not include population from proposed apartment buildings in T-83005.

(6) Includes T-84037 (Goldome) in Hurontario.

B. Development Levy Summary

Total levies for this application amount to \$953,000. Total net levies due on applications in Hurontario now amount to \$8.4 million.

Total levies for subdivisions approved in all new development districts presently are projected at \$24.5 million. This amount represents the net amount due after credits of about \$10 million have been deducted. One third of the credits are for dedication of parkland in Central and West Erin Mills, the other two thirds are granted for watercourse and road emplacements.

Table 3: Development Levy Summary for Hurontario

	This Plan	Approved to Date (1)	Potential Levies (\$'000)		
			Total Including Plan		
			Before Committee		
			Estimated		
			Gross	Credits	Net
Roads	296	3,038	3,334	823	2,511
Watercourses	123	1,264	1,387	1,326	61
Engineering Sub-total	419	4,302	4,721	2,149	2,572
General Government	56	550	606	-	606
Fire	20	209	229	-	229
Transit	24	234	258	-	258
Library	70	692	762	-	762
Recreation and Parks	364	3,588	3,952	-	3,952
Total	953 (2)	9,575 (3)	10,528	2,149	8,379

(1) "Approved" means Consolidated Report adopted by Council.

(2) In addition to regular levies a special erosion levy is payable in the amount of \$1,268/ha (\$24,903).

(3) Includes T-84037 (Goldome).

Table 4: Development Levy Summary for All New Residential Districts

	This Plan	Approved to Date (1)	Potential Levies (\$'000)		
			Total Including Plan		
			Before Committee		
			Estimated		
			Gross	Credits	Net
Roads	296	11,388	11,684	3,490	8,194
Watercourses	123	4,735	4,858	3,588	1,270
Engineering Sub-total	419	16,123	16,542	7,078	9,464
General Government	56	1,870	1,926	-	1,926
Fire	20	715	735	-	735
Transit	24	793	817	-	817
Library	70	2,352	2,422	-	2,422
Recreation and Parks	364	12,200	12,564	3,422 (2)	9,142
Total	953	34,053 (3)	35,006	10,500	24,506

(1) "Approved" means Consolidated Report adopted by Council.

(2) Credits for dedication of parkland.

(3) Includes T-84037 (Goldome) in Hurontario.

C. Land Dedication:

The land dedications required from this subdivision are as follows:

- o Parkland: - 1.018 ha. (2.515 acres). This represents an overdedication of 0.075 ha (0.185 acres). This overdedication will be gratuitous.
- o Roads: - A road widening along the Hurontario Street frontage towards an ultimate 45 m right-of-way is required.

III. Capital Requirements and Impact on Capital Budget

The capital requirement of this subdivision will be based largely on the standards set out in the City's development levy policy. Planning and financing the capital works will be carried out as part of the City's annual Capital Budget review process.

The appendix includes a set of charts showing the capacity of existing major recreation and library facilities (which could provide service to this community) and the number of people by district using the facilities at the present time and in the future.

o Fire

- The existing fire service has only limited capacity to provide adequate protection to Hurontario, with primary coverage to be provided from Station #1 (see Map 3). New Station #14 (Britannia Road and Highway #10) is included in the Capital Budget in 1987, but not yet funded. Land acquisition and design for Station #17 (Kennedy Road and Eglinton Avenue), is also included in the Capital Budget for 1988 and 1989. However, based on existing reserve fund balances and projected development levy receipts for the next few years, only two new fire stations can be entirely financed from levies. (Station #13 and #15 are also proposed for construction in 1988 and 1989).

o Library

- The long term plan projects a neighbourhood branch library for the Hurontario District. This project is not listed in the 1985-89 Capital Budget and is unlikely to be affordable in the City's capital budget until the District is completely developed. Residents of Hurontario will be able to obtain library services at the branch in Mississauga Valley and eventually in the proposed new Central Library.

The graph in the appendix for the Mississauga Valley Library shows that with a bookstock for about 20,000 people the library serves about 50,000 people. However, more books were added to the library during 1984 and further additions will be made in the coming years. A large number of people can also be expected to use the extensive resources of the Central Library instead of Mississauga Valley until the new Central Library is built.

o Transit

- New equipment is purchased and allocated to routes on the basis of passenger demand. The 1985-89 Capital Budget proposes the purchase of 80 additional buses, but none has yet received funding approval. However, given existing and projected reserve fund balances, it is likely that this area can be provided with Transit service at such time that the amount of development warrants service in accord with Transit policies approved by Council in 1983.

o Recreation and Parks

- In the later years of the capital budget, various facilities are proposed for the Hurontario District including playground equipment, ball diamonds, and soccer fields. In the meantime residents can use playing fields and major recreation facilities in Mississauga Valley.

o Recreation & Parks
(Cont'd)

- A neighbourhood park is part of this development and T-83027. The recreation program for this park includes a major and minor soccer field and play equipment. Upfront dedication of this parkland will be required if T-83027 to the south proceeds before this application.
- The appendix includes a graph for the Mississauga Community Centre and Pool and the Arena. The graph for the Community Center and Pool shows that presently there is sufficient capacity to accommodate residents in subdivisions approved so far. However, when all the released neighbourhoods are draft approved, the pool and community centre will be 50% over capacity.

The arena is at capacity just with the current population of Mississauga Valley. However, residents using Mississauga Valley Arena can also use Dixie, Burnhamthorpe and Huron Park Arenas for recreational skating.

o Engineering and Works -

All internal services for the subdivision are to be emplaced by the developer.

Servicing and registration of this development are dependent on servicing T-83027 Part I and Part II.

- Roads

Prior to registration of the plan, arrangements satisfactory to the City are to be made for the dedication and construction of a temporary road connection out to Hurontario Street.

The developer is to make a cash contribution of \$25,000 for the traffic signals at the intersection of Park Avenue and Street H in T-83027, Part II.

Prior to registration, the developer will pay the City a charge of \$100 per linear foot frontage from lots 163 to 178 inclusive for the construction of the road and sewers by the T-83027 to the south.

- Watercourse Works and Sewers:

The storm sewer outlet for this site is the proposed storm sewer system to be constructed by T-84001 to the south.

Prior to registration, the developer shall make satisfactory arrangements with the City and the CVCA for the design and the construction of the improvements required for that section of the West Branch of the Cooksville Creek located within this plan.

- Watercourse Works and Sewers: (Cont'd) A credit to the Major Watercourse Levy is to be considered by the City, not exceeding the amount of the watercourse levy due.
- Special Levy In lieu of the developer undertaking on-site detention works on the residential portion of the draft plan, he is to pay a special levy prior to the servicing or registration of the plan. This levy in the amount of \$1,268/ha will be used for future erosion control works on the Cooksville Creek. This is over and above the normal levies.

IV. Conclusion


The projected population for this proposed subdivision is small. On its own, the area would not warrant the provision of extensive additional facilities for fire, library, transit and recreation purposes. However, there will likely be levy shortfalls for major services during various stages in the development of the Hurontario District resulting from pressure to emplace facilities before all of the required population has arrived. At these times, the City will have to find alternate financing solutions or review the affordability of additional services.

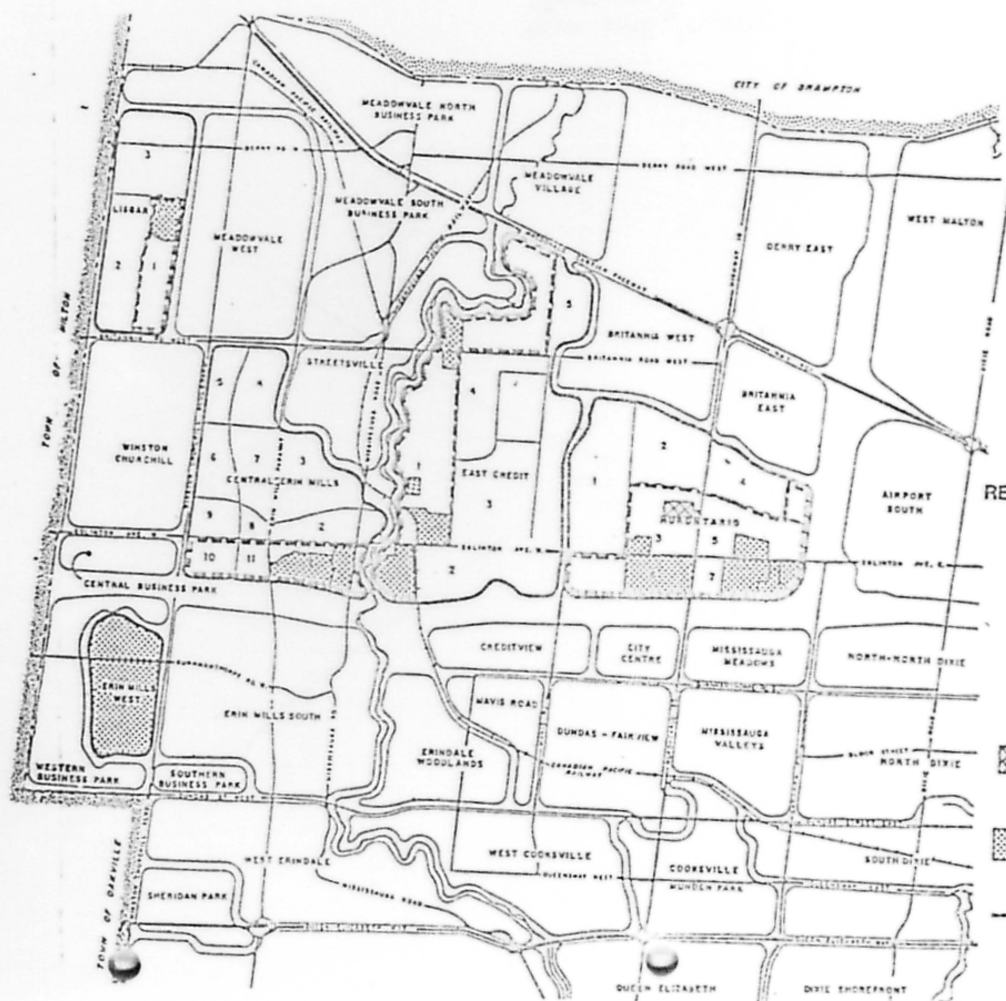
Recommendation:

- (1) That the financial impact report of the Commissioner of Finance dated April 30th, 1985, on the 455469 Ontario Limited (E. Hanson) subdivision in Hurontario (T-84013) be received.




cl/rr:

c.c. E. M. Halliday,
City Manager.


D. A. R. Ogilvie,
Commissioner of Finance.



**CITY
COUNCIL - APPROVED
SUBDIVISIONS WITHIN
RELEASED NEIGHBOURHOODS**

-  AREA OF T-84013
-  SUBDIVISIONS APPROVED BY CITY COUNCIL
-  BOUNDARY OF RELEASED NEIGHBOURHOODS

DWG NO. 10-1000

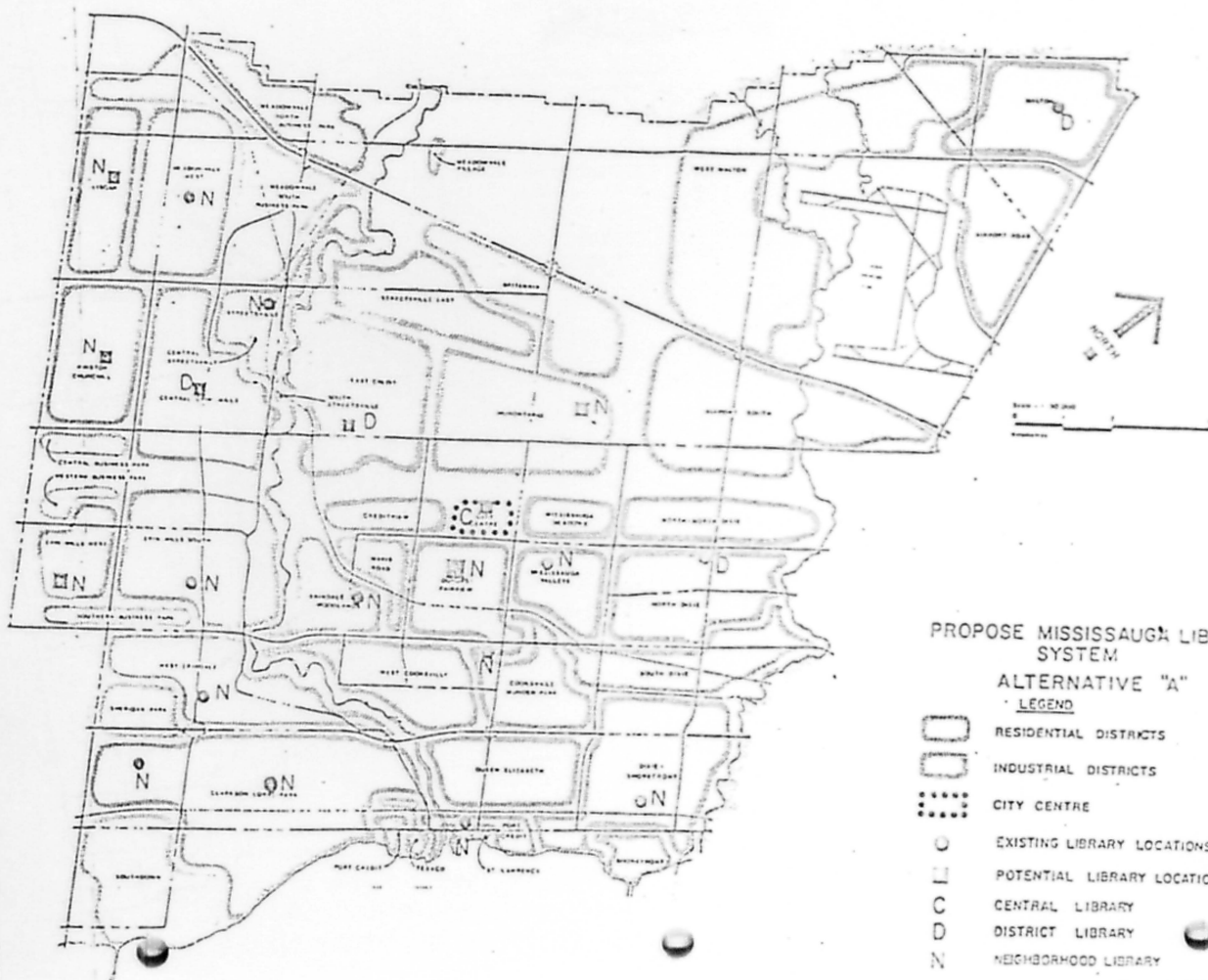


PROPOSED FIRE STATIONS FOR ULTIMATE DEVELOPMENT

- EXISTING LOCATIONS
- PROPOSED NEW LOCATIONS

Approximately 15.5 sq. km. (6 sq. mi.) of coverage per station.

MAP 2



Impact of Approved Subdivisions
on Existing Recreation and Library Facilities

The following bar charts for the Mississauga Community Center, Pool and Arena show the capacity of each facility together with the number of persons from each district using the facility at the present time and in the future.

There are four bars on each graph. The first bar shows the capacity of the facility according to levy standard. (In the case of libraries, the December, 1983 bookstock was used to calculate capacity).

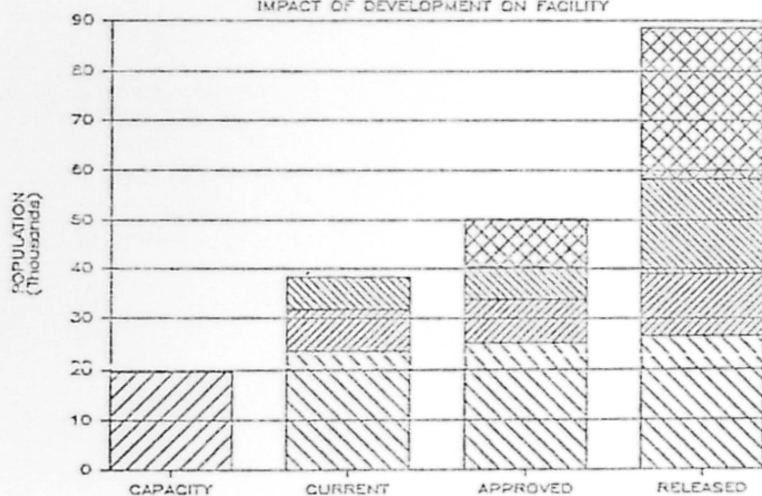
The second bar shows the number of persons from each district currently using the facility (Current Population).

The third bar shows for each district the current population plus the population in subdivisions draft approved by Council in the new residential districts that will use the facility (Approved Population).

The fourth graph shows the potential population for each district that will eventually use the facility, assuming no new facilities are built. For the new residential district the potential population only includes released neighbourhoods. (Released Population).

MISS. VALLEY LIBRARY

IMPACT OF DEVELOPMENT ON FACILITY



Lib

MISS VALLEY
LIBRARY
CAPACITY

MV

MISS.
VALLEY
POPULATION

MM

MISS.
MEADOWS
POPULATION

DF

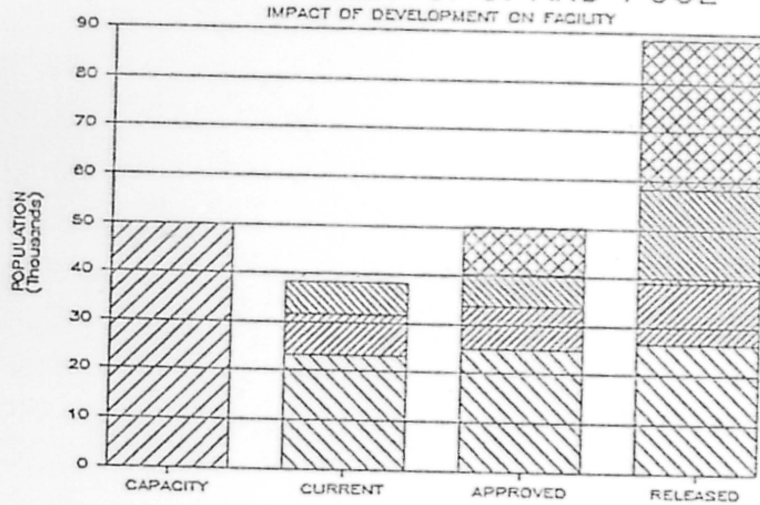
DUNDAS
FAIRVIEW
POPULATION

Hur

HURONTARIO
POPULATION

MISS. VALLEY C. C. AND POOL

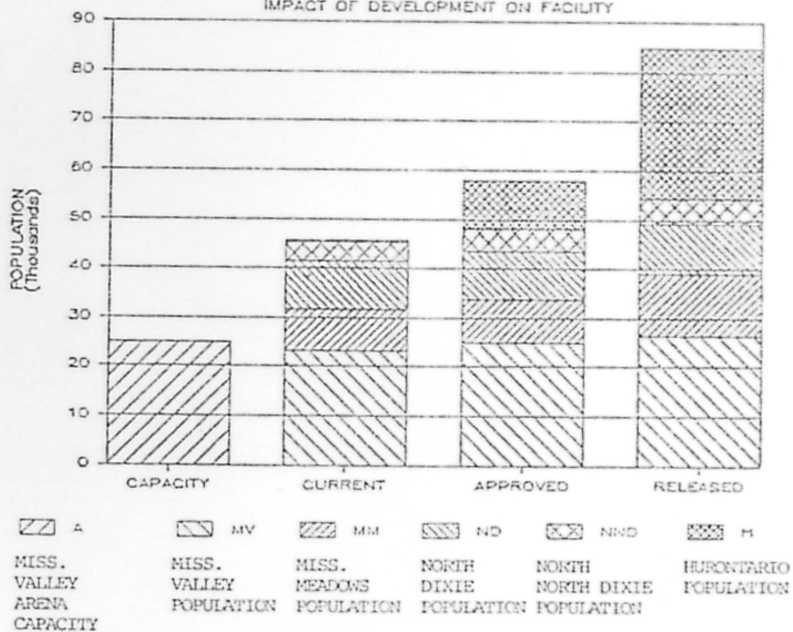
IMPACT OF DEVELOPMENT ON FACILITY

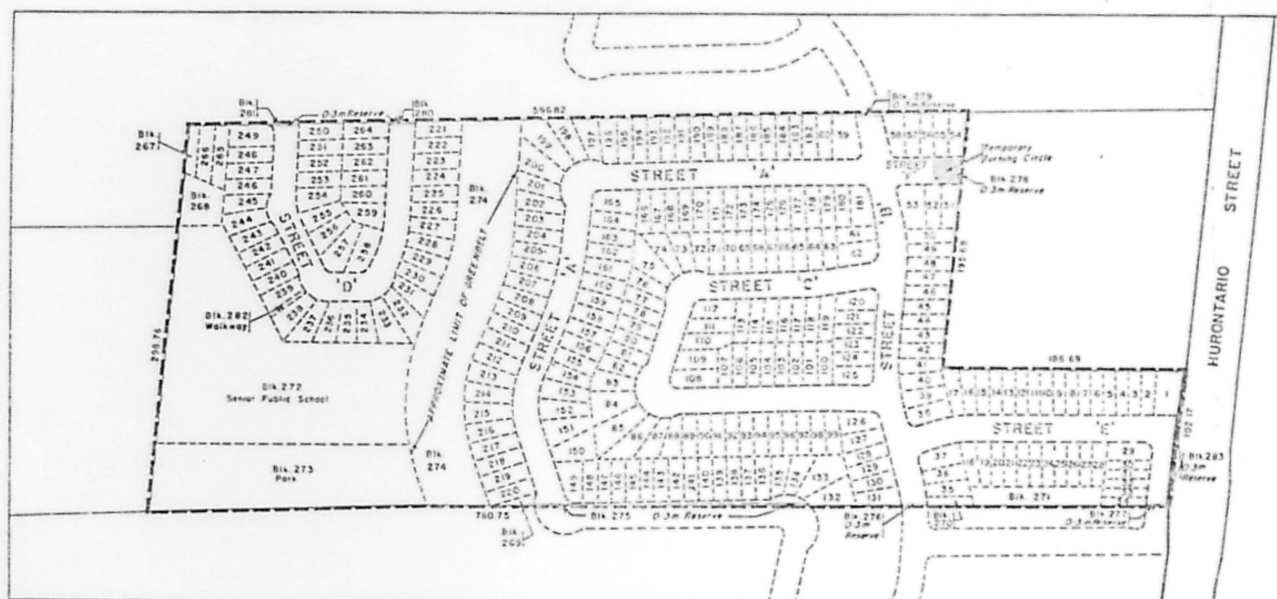


CC MISS. VALLEY COMM. CENTRE AND POOL CAPACITY
 MV MISS. VALLEY POPULATION
 MM MISS. MEADOWS POPULATION
 DF DUNDAS FAIRVIEW POPULATION
 Hur HURONTARIO POPULATION

MISS. VALLEY ARENA

IMPACT OF DEVELOPMENT ON FACILITY





APPLICATION: 455469 ONTARIO LIMITED (E. HANSON)



AREA OF DRAFT PLAN T-84013



SCALE: 0 10 20 30
metres

FILE NO. T-84013

DWG NO. 700

DATE: 1985, MAY 8

CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

ITEM:
FILE: T-83027 (Phase
DATE: May 8, 1985

UB-8

G. C. DATE

TO

H. McCallion, Mayor, and Members of the City of Mississauga Council

FROM

R. G. B. Edmunds, Commissioner of Planning

MAY 08 1985

SUBJECT

Conditions of Draft Approval

APPLICANT

400556 Ontario Limited (Traders Associates) - Phase I

LOCATION

Part of Lot 2, Concession 1, W.H.S.
North of Eglinton Avenue West, between Hurontario Street
and McLaughlin Road

NO. OF LOTS

343 Lots and 14 Blocks

ZONE

Existing: A
Proposed: R3-Special Section, R5-Special Section,
RM5-Special Section, DC-Special Section, D1 and
G
38.38 ha (94.84 acres)

COMMENTS

Planning Committee, in recommending approval of the rezoning for this subdivision, also recommended "... that the land use concerns expressed at the February 26, 1985 Planning Committee meeting on behalf of G. Grice, M. Hosinec and J. Hosinec be resolved prior to the consolidated report for the plan of subdivision being considered and before the rezoning approval is finalized, and further that the consolidated report be allowed to proceed directly to General Committee and City Council."

The Consolidated Report is attached hereto, together with the developer's letter of acceptance. Also attached is a copy of a letter dated April 12, 1985 from Mr. J. Sabine, indicating that his clients, M. and J. Hosinec do not consent to the applications, and a copy of a letter dated April 24, 1985 from Mr. A. Adamson advising of an expected concurrence from Mr. G. Grice.

-2-

ITEM:
FILE: T-83027 (Phase I)
DATE: May 8, 1985

It is recommended that the above-noted plan of subdivision be approved subject to the following conditions:

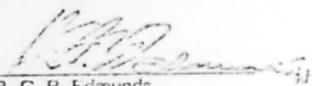
1. That the Financial Agreement between the City and the Developer be met by the Developer to the satisfaction of the City, prior to the registration of the plan.
2. That the Servicing Agreement between the City and the Developer be met by the Developer to the satisfaction of the City, prior to the registration of the plan.
3. To meet the requirement of section 50(5)(a) of the Planning Act, it is recommended that Blocks 355 and 356 be accepted to partially satisfy the required parkland dedication.

Note:

The Consolidated Report has been sent to the developer. A copy of the report is attached.

RECOMMENDATION

That the Conditions of Draft Approval dated May 8, 1985, and the Consolidated Report dated May 3, 1985, for proposed plan of subdivision T-83027, 400555 Ontario Limited (Traders Associates) - Phase I, be approved.


R. G. B. Edmunds
Commissioner of Planning.

1766a/46

TRADERS ASSOCIATES
55 CITY CENTRE DRIVE, SUITE 702
MISSISSAUGA, ONTARIO L5B 1M3
TEL (416) 270-7202

MISSISSAUGA PLANNING DEPARTMENT RECEIVED MAY 07 1985			
	1	2	3
City Engineer			
Long Range			
Dev. Control			
Urban Design			
Consulting			
Support Services			
Administration			

May 7, 1985.

City of Mississauga,
Planning Department,
1 City Centre Drive,
Mississauga, Ontario,
L5B 1M2.

Attention: Mr. J. Dorrell,
Director,
Development Control

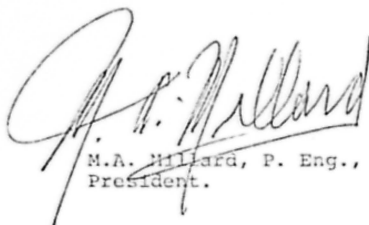
Dear Sir: Re: Proposed Plan of Subdivision
Part of Lot 2, Concession 1, W.H.S.
400556 Ontario Limited (In Trust)
Traders Associates

Traders Associates is in agreement with the conditions of
the Consolidated Report for the above-referenced subdivision, subject
to the following clarification:

Section B, Financial -

Any compensation from the major road
improvement levy and/or major watercourse
improvement levy shall be subject to
the recommendation of the Commissioner
of Engineering and Works, and approval
by City Council prior to registration.

Yours truly,



M.A. Millard, P. Eng.,
President.

MAM:bd

CAMPBELL, GODFREY & LEWTAS

BARRISTERS & SOLICITORS

TELEX 065 24553
TELECOPIER 14161262-2381
CABLE ADDRESS "ARNOLDI" TORONTO

P.O. BOX 36
TORONTO-DOMINION CENTRE
TORONTO, CANADA
M5K 1C5

MISSISSAUGA PLANNING DEPARTMENT RECEIVED		GENERAL TELEPHONE 14161 352-2401
APR 16 1985		
Adm. Serv.	Adm. Serv.	Adm. Serv.
Comm. Serv.	Comm. Serv.	Comm. Serv.
Eng. Serv.	Eng. Serv.	Eng. Serv.
Env. Serv.	Env. Serv.	Env. Serv.
Fin. Serv.	Fin. Serv.	Fin. Serv.
Gen. Serv.	Gen. Serv.	Gen. Serv.
Legal Serv.	Legal Serv.	Legal Serv.
Plan. Serv.	Plan. Serv.	Plan. Serv.
Rec. Mgmt.	Rec. Mgmt.	Rec. Mgmt.
Steno. Serv.	Steno. Serv.	Steno. Serv.
Training	Training	Training
W. Sabine	W. Sabine	W. Sabine

April 12

J. Dorrell, Esq.,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

Dear Mr. Dorrell:

Hurontario Planning District Neighbourhood 3, School/Park Equity by Owner

On April 10 I spoke with Mr. Adamson of G. Eric Hanson Associates Limited who subsequently forwarded to me a letter of the same date outlining the equalization of park distribution in connection with the above-captioned matter.

Today I reached Mr. J. Hosinec, one of the executors and an owner of the property and reviewed with him the contents of that letter and the matters discussed with Mr. Adamson by telephone.

Mr. Hosinec has asked me to state his continued opposition to the proposal and, in particular, his opposition to the proposal outlined on the sketch of the area prepared by the consulting engineers dated February 26, 1985 revised to March 7, 1985. We wish to point out that the plan is a substantial expansion of the plan initially prepared and presented to the Planning Committee which dealt with the three applications on the lands to the north and to the west of Mr. Hosinec's property. The plan purports to include sketches of street locations and parks in areas for which there is no present development proposal. Not only have the owners not submitted development plans, they were not consulted by the applicants with respect to the proposed development. In effect, the applicants appear to be imposing on those land owners who are not seeking to develop their

Cont'd. . . .

J. Dorrell, Esq.

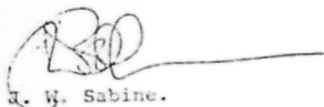
- 2 -

April 12, 1985.

property an allocation for parks and schools which should be their obligation alone. While we understand that the Planning Committee would prefer that the entire parcel bounded by McLaughlin Road, Eglinton Avenue and Hurontario Street be dealt with at one time, our clients do not believe it is fair or proper for their property to be the subject of these proposals while their property is not under development.

Accordingly, I wish to advise you on behalf of my clients that they will not consent to the applications presented to the Planning Committee in connection with the captioned matter. In order to ensure that all parties are aware of the situation, I have taken the liberty of sending a copy of this letter to Mr. Adamson and to Mr. Culham directly.

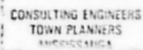
Yours truly,



J. W. Sabine.

/dg

Copy to Mr. A. Adamson
Mr. D. Culham
Mr. J. Hosinec



G. ERIC HANSON ASSOCIATES LIMITED

April 24, 1985

Our File 81-9 and 84-13

Planning Department
City of Mississauga
1 City Centre Drive
Mississauga, Ontario

Attention: Mr. John Dorrell
Director of Development Control

Re: 02/36/81 455469 Ontario
02/55/84 Goldome Developments Ltd.

G. ERIC HANSON, B.Sc. P. Eng., MCIP
President
G.R. SURBRAY, P. Eng.
Vice-President
A.B. ADAMSON, B.A. MCIP
Director of Engineering
Vice-President
Director of Planning

MISSISSAUGA PLANNING DEPARTMENT RECEIVED APR 26 1985			
	Action	Info	Seen
Commissioner			
Long Range			
Dev. Control			
Urban Design			
Consulting			
Support Services			
Administration			

Dear Mr. Dorrell:

This is to confirm the numerous discussions and meetings we have had concerning our attempts to resolve the land use concerns expressed at the February 26, 1985 Planning Committee meeting on behalf of G. Grice, M. Hosinec, and J. Hosinec.

As you are aware, subsequent to the Planning Committee meeting, our office in conjunction with Mr. Bousfield's made several minor modifications to the concept plan in response to the above noted concerns. These modifications involved the realignment of the boundaries of the Senior Separate School and of the park adjacent to the Junior Public School. The effect of the realignments was, in the former instance, to reduce the portion of the Separate School site lying on Mr. G. Grice's lands and in the latter instance, to reduce the parkland on the Hosinec's lands. Both adjustments have been approved by the appropriate agencies.

With respect to obtaining Mr. Grice's acceptance of the portion of his lands shown for the Senior Separate School on the revised concept plan, I approached in his absence, his consultant, Mr. H. Petschar, who allowed that he could see no objection to the proposal. However, he reserved advising you of his comments until his client returned from vacation. It is my understanding that Mr. Grice, Mr. Petschar and Mr. Millard of Traders have subsequently discussed several issues of mutual interest concerning the

... /2

55 VILLAGE CENTRE PLACE, MISSISSAUGA, ONTARIO L4Z 1V9, TELEPHONE 270-0622

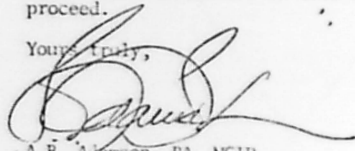
Mr. John Dorrell
April 24, 1985
Page 2

interface of their respective subdivision plans, including the lands required for school purposes, and are satisfied with the proposals.

To attempt to satisfy the Hosinec's concerns, I discussed the proposed revisions to the concept plan with Mr. J. Sabine, their solicitor, indicating that only 9.2% of their lands were now required for public uses, namely park, instead of 15%, the average figure for the majority of the other land owners in neighborhood 3. Mr. J. Sabine's reply to my follow-up letter was dated April 12, 1985 and addressed to you.

I trust this information satisfies the intent of Planning Committee's resolution so that our plans of subdivision can proceed.

Yours truly,



A.E. Adamson, BA, NCIP
Vice-President
Director of Planning

AEA:feo
cc. Goldone Developments Ltd.
Hawthorne
Traders Association
J.R. Bousfield

DATE: May 1, 1985
FILE: T-83027 (Phase I)
(Revised May 8, 1985)

CONSOLIDATED REPORT OF THE TECHNICAL REQUIREMENTS FOR THE
DEVELOPMENT OF LANDS UNDER APPLICATION BY 400596 ONTARIO LIMITED
(TRADERS ASSOCIATES) - PHASE I

LOCATION North of Eglinton Avenue West, between Hurontario Street and
McLaughlin Road

SECTION A - PLANNING

1. The plan to which this report refers is the plan dated April 17, 1985, and revised in red as shown on the attached draft plan.
2. The zoning for the development of these lands shall be in force or have been approved by the Ontario Municipal Board prior to the registration of the plan.
3. The proposed streets shall be named to the satisfaction of the City of Mississauga and the Regional Municipality of Peel. In this regard, a list of proposed street names shall be submitted to the City Engineering Department as soon as possible after draft plan approval has been received and prior to any servicing submissions.
4. The Servicing Agreement is to include securities for the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.
5. Development of the subject lands shall be staged to the satisfaction of the City. Submissions will not be processed by the City Engineering Department, and preservicing of the subject lands will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Engineering and Works for the necessary outlets for the municipal services and the provisions of adequate access roads to service the subject lands. In addition, preservicing of the subject lands will not be permitted until the zoning for the development of these lands is in effect or has been approved by the Ontario Municipal Board. See also Section C - Engineering.
6. Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for the preservation of as many of the existing trees as possible. In this regard, the developer will be required to prepare a comprehensive arborist's report, a tree survey and a tree preservation plan.

It is the developer's responsibility to ensure that no trees are removed or damaged prior to plan registration, or during any phase of the servicing and construction of the site, without the express approval of the City. See also Section C - Engineering, Item 6.

-2- DATE: May 1, 1985
FILE: T-83027 (Phase I)
(Revised May 8, 1985)

7. Parkland is required on the basis of 1.0 ha (2.47 acres) per 300 residential units and 2% on Block 354. In this regard, the applicant is required to provide approximately 2.84 ha (7.01 ac.) for Phase I of this development.

The parkland dedication requirement for Phase 2 shall be applied within Phase 1. The parkland dedication for Phase 2 is 1.82 ha (4.50 acres) based on 1.0 ha (2.47 acres) per 300 residential units and 2% on Blocks 250 and 255.

The total parkland dedication requirement for Phases 1 and 2 is 4.66 ha (11.51 acres). The applicant has provided 2.69 ha (6.65 acres) of parkland which is acceptable for recreation and park purposes. The developer has provided less than the amount required to satisfy the dedication by 1.97 ha (4.87 ac.). This underdedication of parkland will be applied towards other plans of subdivision submitted by the developer within the Hurontario Residential District and shall be secured by way of Agreement.

In the event that the application to the north under File T-84013 (E. Hanson) proceeds prior to registration of this plan, satisfactory arrangements shall be made to the City for the upfront dedication of park block 355 at no capital cost to the City and at a time satisfactory to the City.

In the event that the application to the southwest under File T-84037 (Goldome Development Corporation) and/or development on adjacent lands to the southeast proceeds prior to registration of this plan, satisfactory arrangements shall be made to the City for the upfront dedication of park block 356 at no capital cost to the City and at a time satisfactory to the City. Conversely, should this application proceed prior to the lands to the southeast or southwest, similar arrangements will be made in respect of the proposed parkland in those other lands.

Finally, in the event that Phase 2 of this application proceeds prior to Phase 1, arrangements shall be made to the satisfaction of the Commissioner of Recreation and Parks to ensure park services within Phase 2, prior to draft approval at no capital cost to the City of Mississauga.

8. Prior to first engineering submission, master plans for the park blocks (Blocks 355 and 356) shall be submitted to and approved by the Recreation and Parks Department. Prior to registration of the plan, the developer shall prepare detailed working drawings in accordance with the approved master plan. The developer is responsible for the development of these lands (e.g. grading, sodding, pathway installation, planting, lighting, catch basins, water services, etc.) at his own cost in accordance with the approved plans. The plans for Block 355 shall be coordinated with the appropriate landowners to the north. The plans for Block 356 shall be coordinated with the appropriate landowners to the south.

9. Payment in cash or in securities in the Servicing Agreement will be required to cover the cost of planting trees on all internal streets and upgraded street trees on Streets 'A' and 'C' and McLaughlin Road as determined by the Commissioner of Recreation and Parks in accordance with current City standards. See also Section B, Financial, Item 1(h).
10. Prior to registration of the plan, comprehensive streetscape plans, for Hurontario Street and McLaughlin Road shall be submitted to and approved by the Recreation and Parks Department and Engineering and Works Department in accordance with current City standards and specifications and shall be included in the Servicing Agreement. These plans shall be coordinated with the required noise abatement measures. The plans shall also include the adjacent service road (portion of Street 'I') and Lots 1 and 151 and shall also be approved by the City Planning Department. These plans shall, among other matters, determine dimensions of the above lots, show building envelopes and make provision for fencing along the service road and for pedestrian access to Hurontario Street.
11. Prior to registration of the plan, landscape screening and/or fencing plans shall be submitted to and approved by the City Engineering and Works Department and Recreation and Parks Department for the following:
 - (i) side boundary of Lot 151
 - (ii) rear boundaries of Lots 152 to 161 inclusive;
 - (iii) side boundary of Lot 1

The developer shall carry out these works at his cost. Fencing and landscape screening shall be coordinated with the required noise abatement measures.
12. Landscape screening and/or fencing requirements for Blocks 348, 349, 350, 351, 352, 353 and 354 shall be determined through the site development plan and landscaping plan approval process.
13. Prior to registration of the plan, arrangements satisfactory to the City Recreation and Parks Department shall be made for the erection and maintenance of a sign indicating that the future use of Parks Blocks 355 and 356 will be for neighbourhood park purposes and Blocks 357 and 358 for greenbelt purposes.
14. Approval of site development and landscaping plans by the Planning Department will be prerequisites to the issuance of building permits for detached dwellings on lots with frontages less than 12m (40 ft.).
15. Approval of site development and landscaping plans, including landscape screening and/or screen fencing, by the City will be prerequisites to the issuance of building permits for Blocks 346 to 349 inclusive which are to be developed for on-street townhouses, Blocks 350, 351, 352, 353 and 354 which are to be developed for multiple family dwellings, apartments, junior elementary school, junior separate school and convenience commercial centre, respectively.

DATE: May 1, 1985
FILE: T-85027 (Phase I)
(Revised May 8, 1985)

16. The Servicing Agreement shall contain provision whereby the developer is required to erect and maintain signs on the future on-street townhouse blocks (Blocks 346 to 349 inclusive), multiple family dwellings (Block 350), apartments (Block 351) convenience commercial centre (Block 354) indicating the future use of these blocks and the telephone number and name of the City of Mississauga where additional information is available, and that such signing be carried out to the satisfaction of the City, prior to the execution of the related Servicing Agreement.
17. Insofar as the development of Blocks 346 to 349 inclusive, 350, 351 and 354 may take place well after the development of the adjacent detached dwellings, a warning clause satisfactory to the City Solicitor is to be registered on title of Lots 1 to 21 inclusive, 212, 246 to 269 inclusive, 272 to 283 inclusive, advising the prospective purchasers and owners of these lots of the future intended use of the abutting blocks.
18. A warning clause satisfactory to the City Solicitor is to be included in the future purchase and sale agreements and registered on title for all lots abutting Hurontario Street advising the prospective purchasers and owners of the future widening of Hurontario Street.
19. A warning clause satisfactory to the City Solicitor is to be registered on title of Blocks 346, 347, 348 and 349 notifying prospective purchasers and owners that the portion of the driveway within the road allowance is not to be widened.
20. Prior to registration of the plan, the exact limits of the greenbelt blocks (Blocks 357 and 358) of the Cooksville Creek shall be established to the satisfaction of the City, the Credit Valley Conservation Authority and the Ministry of Natural Resources and be shown on the final plan. These lands shall be transferred gratuitously to the City for conservation purposes. The greenbelt lands shall incorporate the landscaping and recreation elements as noted in the Secondary Plan and also should be designed to enhance the natural appearance of the Cooksville Creek corridor. In this regard, revisions to the plan may be required. See also Section C, Engineering, Item 13(h).
21. Prior to first engineering submission, master plans for the greenbelt blocks (Blocks 357 and 358) shall be submitted to and approved by the Recreation and Parks Department and Engineering and Works Department. Prior to registration of the plan, the developer shall prepare detailed working drawings in accordance with the approved master plan. The developer is responsible for the development of these lands (e.g. grading, sodding, pathway installation, planting, catch basins, water services, etc.) at his own cost in accordance with the approved plans. These plans shall be coordinated with the plans to the north and south of this application.

22. The Servicing Agreement shall contain the following provisions:

- (a) that no buildings or structures including swimming pools shall be located within 3m (10 ft) from Blocks 357 and 358, as amended, however, this minimum setback may be reconsidered for the sideyards for Lots 63, 288 and 289, at such time as the channel configuration of the Cookville Creek and the boundaries of Blocks 357 and 358 are finalized;
- (b) that no buildings or structures of any kind shall be erected within Blocks 357 and 358, as amended, other than those structures necessary for flood, erosion control and/or stormwater management purposes.

23. Prior to registration of the plan, the developer is to implement storm water management for this development to the satisfaction of the City and the Credit Valley Conservation Authority in an attempt to reduce the five year post-development flows down to approximately the five year pre-development flows.

Since this plan has relatively small lots, the amount of storm water control on the lots is limited and therefore, detention features will only be enforced on the Junior Elementary School Block (Block 352), the Junior Separate School Block (Block 353), the Apartment Block (Block 351), and the Commercial Block (Block 354). The type of storm water management to be implemented on the school blocks (Blocks 352 and 353) will be roof top storage with roof top and parking lot storage being required on the Apartment and Commercial Blocks (Blocks 351 and 354 respectively). Conditions to this effect are to be included in Schedule 'C' of the Servicing Agreement.

A warning clause is to be included in the future purchase and sale agreements and on title for the subject Blocks, to the satisfaction of the City, advising purchasers of this restriction and maintenance obligations.

24. Prior to registration of the plan, a detailed engineering submission shall be prepared to the satisfaction of the City and the Credit Valley Conservation Authority which will outline;

- (a) details of the proposed crossing of the Cookville Creek by Street 'C';
- (b) details for the proposed channelization of the Cookville Creek, which shall include cross-sections, HEC-2 output data for the new 'Regional Storm' flood levels, and incorporate naturalistic design features;
- (c) the means whereby stormwater will be conducted from the site to a receiving body;
- (d) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.

DATE: May 1, 1985
FILE: T-83027 (Phase I)
(Revised May 8, 1985)

In this regard, the appropriate permits will be required from the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80 for the proposed channelization, the channel crossing and the construction of any required stormwater management facilities.

Revisions to the plan may be required pending the results of a Master Drainage Study for the Cooksville Creek Watershed, being prepared by M.M. Dillon Limited which will assess the cumulative impact of channelization of the Cooksville Creek north of Highway 403.

25. Prior to registration of the plan, the appropriate approvals shall be obtained from the Credit Valley Conservation Authority for the proposed subdivision development within the regulated and floodplain areas of the Cooksville Creek pursuant to Ontario Regulation 162/80 (The Fill, Construction and Alteration to Waterways Regulations).
26. The Servicing Agreement between the owner and the municipality shall contain provisions with respect to the following:
 - (a) to carry out or cause to be carried out the works noted in Items 20, 24 and 25 above;
 - (b) to neither place nor remove fill of any kind whether originating on the site or elsewhere, nor alter any existing vegetation, nor in any way disturb the lands within Blocks 357 and 358, as amended, without the written consent of the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80;
 - (c) to erect a snow fence or other suitable barrier 3 m (10 ft.) from the boundaries of Blocks 357 and 358, as amended, to prevent the unauthorized deposition of fill material or destruction of vegetation within the floodplain area. A note shall be added to the appropriate plans to the effect that a snow fence shall be erected by the developer prior to initiating any grading or any construction on the site and, shall remain in place and in good repair during all phases of grading and construction;
 - (d) to develop Lots 49 to 62 inclusive, 63, 88 to 95 inclusive, 288, 289, 321 to 324 inclusive, and Blocks 350, 351, 352, 353, 354 and 355 only according to site and grading plans acceptable to the City and the Credit Valley Conservation Authority. The plans shall indicate the locations of all proposed buildings, structures, accesses, site drainage and existing and proposed grades;

DATE: May 1, 1985
FILE: 1-83027 (Phase I)
(Revised May 8, 1985)

- (e) to implement stormwater management through roof-top, parking area and/or landscape area storage, to the satisfaction of the City and Credit Valley Conservation Authority, for the two and five year storm levels, prior to the issuance of any building permits on Blocks 350, 351 and 354. If it is not feasible to provide complete controls on Block 354, only control for the five year event will be required; See also Item 23 above.
 - (f) to implement partial stormwater management through roof-top storage, to the satisfaction of the City and Credit Valley Conservation Authority for the two and five year storm levels, prior to the issuance of any building permits on Blocks 352 and 353. See also Item 23 above.
- 27(a) Prior to final approval of the plan, the owner shall engage the services of a consultant to undertake a noise study to recommend noise control features to meet the noise level objectives of the City and the Ministry of the Environment to the satisfaction of the City and the Ministry.
- (b) Prior to the final approval of the plan, a copy of the executed Servicing and Financial Agreements between the owner and the municipality specifying the provisions required to implement the noise control features recommended by the noise study as approved by the City and the Ministry of the Environment shall be forwarded to the Ministry of the Environment.
 - (c) In the event that a slight noise level excess exists on the site despite the inclusion of the noise control features, the Financial Agreement shall contain the following provisions in accordance with Council recommendation of February 13, 1978. The following provisions shall also be included on all offers of sale and purchase:

"Purchasers are advised that despite the inclusion of noise control features within this development area and within the building units, a slight noise level excess may exist and be of concern occasionally interfering with some activities of the dwelling occupants."
 - (d) Prior to final approval of the plan the Acoustical Consultant shall update the recommendations of the Acoustical Report to coincide with the M-Plan proposed for registration.
 - (e) A clause shall be included in Schedule C of the Servicing Agreement to the effect that:

(i) prior to the issuance of building permits for all blocks and lots, the Acoustical Consultant shall certify that the builder's plans are in accordance with the updated detailed Acoustical Report approved by the City and the Ministry of the Environment;

- (ii) prior to the final inspection of the buildings on all lots and blocks the Acoustical Consultant shall certify that the structures are in compliance with the above-mentioned acoustical report.
28. Blocks 344, 345 and 360 shall only be developed in conjunction with adjacent lands. In this regard, the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the Zoning By-law.
29. Prior to registration of the plan, arrangements shall be made for the location and signage of the Pedestrian/Bicycle Path System, as shown on Schedule 4 of the Hurontario Secondary Plan, to the satisfaction of the City Recreation and Parks Department and the City Engineering and Works Department.
30. Development of the subject lands shall be staged in accordance with the availability of satisfactory school accommodation.
31. Prior to registration of the plan, arrangements satisfactory to the City and the Dufferin-Peel Roman Catholic Separate School Board are to be made to restrict the ownership transference and the issuance of building permits for Lots 98 to 102 inclusive until such time as the Dufferin-Peel Roman Catholic Separate School Board acquires the remainder of the school site. In the event that the Dufferin-Peel Roman Catholic Separate School Board requires any of the subject lands (Lots 98 to 102 inclusive) for the locating of portable classrooms, a clause to this effect shall be included in the Servicing Agreement.
32. Prior to registration of the plan, the City and the appropriate School Boards shall determine whether temporary and/or permanent sidewalks and/or walkways are required to provide pedestrian linkages to the school facilities. In this regard, the appropriate clauses shall be included in the Servicing Agreement.
33. Prior to registration of the plan, the City requires that satisfactory arrangements shall have been made with the Peel Board of Education or the Dufferin-Peel Roman Catholic Separate School Board, or both, whichever is applicable, for the acquisition, or reservation for future acquisition, of Blocks 352 and 353 designated in the plan for school purposes. The implementation of this prerequisite to approval will consider the pertinent policies of the relevant Secondary Plan and the expressed desire of the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board to acquire school sites at financial costs which are, at most, in accordance with those explicit in the Big Three Agreement.
34. Prior to registration of the plan, arrangements shall have been made to the satisfaction of the Dufferin-Peel Roman Catholic Separate School Board to ensure that Block 353 conforms to the Board's latest site policy and requirements.

DATE: May 1, 1985
FILE: T-83027 (Phase I)
(Revised May 8, 1985)

35. The Financial Agreement, and all offers of sale and purchase shall contain the following provision:

"Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated at temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

36. The Servicing Agreement shall contain a clause satisfactory to the Peel Board of Education, that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.

37. The Financial Agreement and all offers of sale and purchase within a period of five years from the registration of the plan shall contain the following provision:

"Whereas, despite the efforts of the Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy."

38. The Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board require that the applicant agree to participate in a cost-sharing arrangement with other landowners to ensure that school sites are available at the appropriate time and price in the Hurontario Residential District.

39. Prior to registration of the plan, the developer shall enter into an agreement to erect signs on the sites designated for school purposes including that there is no commitment for construction for such schools and referring enquiries to the appropriate School Boards. Both form and wording of the signs shall be to the satisfaction of the appropriate School Board.

40. The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern including intersection alignments may be required.

41. A clause shall be included in Schedule C of the Servicing Agreement and registered on title to the effect that no building permits shall be issued for Lots 35 to 60 inclusive, Blocks 346 and 347 until such time as storm sewer servicing is provided to the satisfaction of the City. See also Section C - Engineering, Item 5.

SECTION 8 - FINANCIAL

1. Payments to be made to the City, Hydro Mississauga and/or the Region of Peel
- (a) Financial contributions to the City at current levy rates, in accordance with resolution No. 737, passed by Council on December 23, 1981:
 - i) for both residential and non-residential lands other than industrial/commercial, a development levy of \$17,188.91 per gross hectare for major road improvements is required prior to registration;

for industrial/commercial lands, a development levy of \$17,188.91 per gross hectare for major road improvements is required prior to issuance of the first building permit;
 - ii) for both residential and non-residential lands, other than industrial/commercial, a development levy of \$7,147.11 per gross hectare for major watercourse improvements is required prior to registration.

for industrial/commercial lands, a development levy of \$7,147.11 per gross hectare for major watercourse improvements is required prior to issuance of the first building permit;
 - iii) for non-residential lands other than industrial/commercial, a development levy of \$869.43 per gross hectare for fire service improvements is required prior to registration;

for industrial/commercial lands, a development levy of \$869.43 per gross hectare for fire service improvements is required prior to issuance of the first building permit;
 - iv) for residential lands, a development levy of \$569.99 per capita for Transit, Library, Fire, General Government and Recreation and Parks is required prior to issuance of each building permit for a dwelling unit.
 - v) in lieu of the developer undertaking on-site detention works on the residential portion of the draft plan, he is to pay a special levy prior to the servicing or registration of the plan. This levy, in an amount of \$1,268.00/ha, will be used for future downstream erosion control works on the Cooksville Creek. The developer is also advised that the value of this levy is over and above the normal Major Watercourse Improvement Levy.
- (b) Financial contributions in accordance with current Regional development levies.

- (c) Financial contributions are required in connection with the supply of hydro facilities. These contributions vary with different types of development and the hydro service to be provided, and will be determined by negotiation between the developer and Hydro Mississauga, prior to registration of the subdivision plan.

In this regard, it is noted that the policy of Hydro Mississauga, relative to the provision of residential services is that all electrical circuits, including streetlighting, be placed under-ground at the expense of the developer, subject to an agreement between the developer, the City and Hydro Mississauga.

In this regard, it is noted that the policy of Hydro Mississauga, relative to the provision of industrial and commercial services is as follows:

- (i) That all electrical circuits, including streetlighting, in industrial and commercial developments for which site development plan approval is required, be placed underground, at no cost to the City of Mississauga for streetlighting, and the cost of electrical circuitry be subject to agreements between the developer, the City and Hydro Mississauga at the time of draft plan approval.
- (ii) That all electrical circuits, including streetlighting, in other industrial and commercial developments not be required to be placed underground, but that the cost of this work be at the expense of the developer and subject to agreements between the developer, the City and Hydro Mississauga.

The City will be collecting an Impact Levy on behalf of Hydro Mississauga in accordance with Council recommendation of July 15, 1981.

- (d) To meet the requirement of section 50 (5)(a) of the Planning Act, it is recommended that Blocks 355 and 356 be accepted to partially satisfy the required parkland dedication. See also Section A, Planning, Item 7.
- (e)(i) A fee for engineering and inspection services, provided by the City Engineering Department to be in accordance with City policy and to be determined as a percentage of the total estimated value of services to be assumed by the City.
- (ii) A fee for engineering services provided by the Regional Municipality of Peel Department of Public Works for services to be assumed by the Regional Municipality. The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the amount and payment procedure with respect to this fee.

- (f) A fee for planning services provided by the City Planning Department to be determined in accordance with the latest planning processing fee schedule immediately prior to the City Planning Department's release of the plan for registration.
- (g) Payment of current property taxes and all outstanding assessments which have been levied against the property.
- (h) Payment in cash or securities in the Servicing Agreement are required to cover the cost of planting trees on all internal streets and upgraded street trees on Streets 'A' and 'C' and McLaughlin Road in accordance with current City standards and specifications. See also Section A - Planning, Item 9.

2. Insurance

The owner, while under agreement to provide services within this plan, must provide a comprehensive insurance policy naming the City and the Region of Peel as co-insured, for liability and property damage in the amount of \$2,000,000.00. This policy must cover blasting operations and be paid up for a minimum of three years or as otherwise approved.

3. Financial Guarantee

In order to guarantee the financial stability of the owner to provide the requisite services, satisfactory securities to the City equal to the estimated cost of services, must be furnished prior to the execution of the Servicing Agreement.

SECTION C - ENGINEERING

1. Maintenance Guarantee

- (a) The developer shall maintain all underground services and works for a period of one year from the date of acceptance of those services by the Region and/or the City. Prior to the completion of the maintenance period, the developer shall correct any deficiencies reported by the Region and/or the City.
- (b) The developer shall maintain all roads up to base course asphalt, including curb base, for a period of three years from the date of acceptance of those services by the City. All other above ground works shall be maintained by the developer for a period of one year after acceptance.

2. Standards

All underground and above-ground services shall be designed and constructed in accordance with the current specifications, standard drawings and design criteria of the City of Mississauga.

Further, when appropriate the Servicing Agreement shall also reflect that the internal servicing of all apartment and multiple-family blocks will be in accordance with City standards and requirements.

3. Water

The plan has been considered by the Regional Municipality of Peel Department of Public Works and approved subject to the usual agreements.

Watermains and appurtenances shall be constructed on all streets within this proposed plan of subdivision. A separate water service connection shall be provided to the street line for each lot or building block.

The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the precise extent of their requirements.

Water is available on Highway 10, approximately 200 m (656 ft.) south of Matheson Boulevard. This will require extension of the watermains south along Hurontario Street to Street 'C' and through the plan.

4. Sanitary Sewers

Sanitary sewers with connections to each lot and building block are required in accordance with the current Regional Municipality of Peel Department of Public Works standards and requirements.

Where required by the Commissioner of Public Works, sanitary sewers shall be designed in such a manner and be of adequate size and depth to service adjacent lands.

Sanitary sewers are available on Eglinton Avenue at the Cooksville Creek. Sanitary sewer servicing is subject to development of lands to the south or external easements and construction of this facility will be required.

5. Storm Drainage

Storm sewer works including connections to each lot and building block shall be constructed in accordance with the current City subdivision requirements.

All storm sewers shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the existing tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner of Engineering and Works.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Engineering and Works.

DATE: May 1, 1985
FILE: T-83027 (Phase I)
(Revised May 8, 1985)

Prior to preservicing or registration of the plan, the developer shall make arrangements satisfactory to the City and the Credit Valley Conservation Authority for the design and construction of channelization improvements required to the West Branch of the Cooksville Creek within the limits of this plan such that Regional flows and any storm water management as determined by the City and the Credit Valley Conservation Authority will be accommodated within the channel. These works are to be undertaken prior to the release of any building permits for those lands currently within the Regional Floodplain of the West Branch of the Cooksville Creek.

The storm sewer outlet for most of this plan is the West Branch of the Cooksville Creek at Eglinton Avenue West. From the southerly limit of Street 'A' within this plan to the outlet, the developer is to construct a storm sewer designed and sized to the satisfaction of the City accommodating the post-development flows from an area to be defined by the City including drainage from Eglinton Avenue West as determined by the City.

Between the south limit of the plan and the north limit of Eglinton Avenue West, an easement, with a width to be determined by the City during Engineering Submissions, is to be granted gratuitously to the City prior to the servicing or registration of the plan, to accommodate this sewer. The balance of this sewer will be constructed along Eglinton Avenue.

It has been determined that Lots 35 to 60 inclusive, Blocks 345, 346 and 347 plus a portion of Street 'W' fronting on Lots 35 to 60 inclusive cannot be provided with adequate storm sewer servicing at this time. Until such time as a storm sewer outlet is provided to the satisfaction of the City, a restriction is to be registered on the title of Lots 35 to 60 inclusive, Blocks 346 and 347 prohibiting the transference of ownership of these lands. A clause is also to be registered on the title of Lots 35 to 60 inclusive, Blocks 346 and 347 and included in the Servicing Agreement which would prohibit the release of building permits for Lots 35 to 60 inclusive, Blocks 346 and 347 until such time as storm sewer servicing is provided to these lots to the satisfaction of the City. Block 345 is to be dedicated to the City until such time as it can be developed with adjacent lands to the satisfaction of the City. These restricted areas may be adjusted when the detailed engineering submissions are being processed.

The most westerly portion of the plan lies within a sub-drainage area of the Cooksville Creek Drainage Shed. The servicing and registration of this portion of the plan may be dependent on the servicing and registration of T-84037, Goldome Development Corporation, and T-84001, Marvin Goodman, or alternatively the drainage may be diverted to the main branch of the Cooksville Creek through this plan (T-83027).

DATE: May 1, 1985
FILE: I-83077 (Phase I)
(Revised May 8, 1985)

Prior to preservicing or registration of the plan, the channelization of the West Branch of the Cocksville Creek from Eglinton Avenue West southerly to Highway 403 being undertaken by the developer of Plan M-573 to M-576 inclusive, must be completed to the satisfaction of the City Commissioner of Engineering and Works.

Prior to preservicing or registration of the plan, the reconstruction of the culvert across Eglinton Avenue West at the West Branch of the Cocksville Creek being constructed by the City shall also be completed to the satisfaction of the City Commissioner of Engineering and Works.

The culvert under Street 'C' at the West Branch of the Cocksville Creek is to accommodate 100 year storm flows and will form part of the Major Watercourse Improvement Works for this development.

6. Site Drainage

The developer will be responsible for the proper drainage of all lands within the plan and all lands abutting the plan. An overall grading plan must be prepared by the developer's consulting engineer to form part of the Servicing Agreement. Every attempt is to be made by the applicant's consultant to ensure that split lot drainage is provided for each lot having a side yard setback of 1.8 m (6 ft.) or less on at least one side of the unit with the rear lot drainage being directed to a catchbasin system to the satisfaction of the Commissioner of Engineering and Works. If drainage of any lot is to be directed from the back of a lot to the front, arrangements satisfactory to the City are to be made to ensure that both pedestrian access from the front to the back of the lot is provided, and that the side slopes for swales have a gradient not greater than 3:1.

During the engineering submissions, the developer will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways and walkways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes directing drainage along a lot's side lot line are to be covered by an easement to the satisfaction of the City.

Minimum grade changes should occur in areas where trees are to be retained. See also Section A - Planning, Item 6.

7. Roads

- (a) All internal roads shall be constructed by the developer and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest City standards and requirements.

- (b) The following is a summary of the various classifications of the roads associated with the plan:

<u>Name</u>	<u>Classification</u>	<u>R.O.W. Width</u>
Hurontario Street	Arterial	45 m (148 ft.)
McLaughlin Road (Scenic Route)	Collector	26 m (85 ft.)
Street 'A'	Minor Collector	22 m (72 ft.)
Street 'B'	Local Residential	20 m (66 ft.)
Street 'C'	Minor Collector	22 m (72 ft.)
Street 'D'	Local Residential	20 m (66 ft.)
Street 'E'	Minor Local Residential	17 m (56 ft.)
Street 'F'	Local Residential	20 m (66 ft.)
Street 'G'	Local Residential	20 m (66 ft.)
Street 'H'	Local Residential	20 m (66 ft.)
Street 'I'	Local Residential	20 m (66 ft.)
Buffer Road Portion of Street 'I'	Local Residential	17 m (56 ft.)
Street 'J'	Local Residential	20 m (66 ft.)
Street 'K'	Local Residential	20 m (66 ft.)
Street 'L'	Minor Local Residential	17 m (56 ft.)
Street 'M'	Local Residential	20 m (66 ft.)
Street 'N'	Minor Local Residential	17 m (56 ft.)

- (c) Should this development precede the reconstruction of McLaughlin Road across the frontage of the subject site, the developer will be required to undertake intersection improvements (including any required streetlighting) at Street 'C' and McLaughlin Road without credit to any Major Road Improvement Levies, to the satisfaction of the City.

- (d) The developer will be required to undertake intersection improvements at Street 'C' and Hurontario Street to the satisfaction of the City.
 - (e) Prior to registration of the plan, arrangements satisfactory to the City shall be made for the southerly termination of Streets 'A', 'J', 'K' and 'M' and the northerly termination of Streets 'A' and 'B' with temporary turning circles.
 - (f) Should this development precede the development of the plan to the north under File T-84013, the developer will be responsible for the northerly termination of Streets 'G' and 'H' with temporary turning circles.
 - (g) The connecting roads shall be located such that they align precisely with their continuation beyond the subject lands.
 - (h) Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands to be undertaken at the developer's expense.
 - (i) Prior to registration of the plan, arrangements shall be made to the satisfaction of the City for the provision of a construction access which shall remain open at the discretion of the Commissioner of Engineering and Works.
 - (j) Access to various lots and blocks within the plan shall be from the internal roads with no access permitted onto Hurontario Street and McLaughlin Road.
 - (k) During engineering processing, the City Engineering Department will determine the location of the driveways for lots at the intersections of local and collector roads.
 - (l) Prior to registration of the plan, satisfactory arrangements shall have been made to ensure the clean-up of all materials tracked onto existing and proposed roads by vehicles used in conjunction with building operations on the subject lands (re mud tracking and dust control).
 - (m) See also Section A - Planning, Item 40.
8. Sidewalks
- (a) Concrete sidewalks 1.5 m wide shall be constructed in accordance with the latest City standards and requirements and in locations approved by City Council.
 - (b) Prior to registration of the plan, the developer is to make a cash contribution to the City for a future sidewalk on the Hurontario Street and McLaughlin Road frontage of this plan. This amount is to be determined by the City during engineering submissions.

9. Streetlighting

Streetlighting shall be provided in accordance with the latest City standards and requirements.

10. Traffic Signals

In accordance with Council policy, the developer will be required to pay 100% of the cost of the traffic signalization to be installed at the following locations:

- (i) McLaughlin Road and Street 'C' (\$50,000)
- (ii) Hurontario Street and Street 'C' (\$50,000)
- (iii) Street 'C' and Street 'A' (\$55,000)

11. Signs

All street and traffic signs required within this proposed plan of subdivision shall be supplied and erected by the applicant.

12. Landscaping

All portions of road allowances not covered by roads and sidewalks shall be fully sodded with No. 1 nursery sod and shall be considered as part of the construction costs.

Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City to secure the grading, topsoiling and sodding of all the residential lots including the placement of 150 mm (6") of granular material on the driveways once the building works are completed. Prior to the issuance of the first building permit, the City is to have a \$200,000.00 Letter of Credit in hand to guarantee these works over and above the securities required to complete the outstanding municipal services and the maintenance of the completed services. A reduction of the \$200,000.00 is only to be considered after 252 of the 343 lots have been completed to the City's satisfaction.

Blocks 344, 345 and 360 and all other blocks for which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Engineering and Works.

Future parkland - Blocks 355 and 356 shall be graded, levelled with top soil and sodded. Specifications for this work are to be prepared by the City Engineering Department and the City Recreation and Parks Department and included in the Servicing Agreement.

School Blocks 352 and 353 shall be rough graded to elevations satisfactory to the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board whichever is applicable.

13. Land Dedications

- (a) Sufficient right-of-way for all roads within the plan in accordance with the widths specified under Section C - Engineering, Item 7 shall be dedicated as public highway on the proposed plan for registration.

The widenings required at intersections for vehicular channelization and at locations specified for bus bays are to be to the latest City standards and requirements.

- (b) A road widening (Block 361) along the Hurontario Street frontage towards an ultimate 45 m (148 ft.) right-of-way shall be dedicated gratuitously to the City.
- (c) A road widening (Block 379) along the McLaughlin Road frontage towards a 26 m (86 ft.) right-of-way shall be dedicated gratuitously to the City.
- (d) 7.5 m (25 ft.) sight triangle dedications are required at the intersections of Hurontario Street and McLaughlin Road with Street 'C' and at the intersection of Street 'A' with Street 'C'.

During first engineering submission, the City shall determine what storage and taper distances are required along McLaughlin Road north of Eglinton Avenue West.

- (e) Prior to registration of the plan, the developer shall deed gratuitously to the City of Mississauga those lots upon which the temporary cul-de-sac will be constructed. The City will return the lots to the developer once Streets 'A', 'B', 'J', 'K' and 'M' are continued. Sufficient securities are to be provided to the City to ensure that these lots are maintained in a manner satisfactory to the City until they are returned to the developer.
- (f) If the development to the north (T-84013) does not proceed simultaneously with this plan, the applicant will also be required to deed gratuitously to the City those lots required for the construction of temporary turning circles at the northerly limits of Streets 'G' and 'H'. The City will return the lots to the developer once these streets are continued northerly. Sufficient securities are to be provided to the City to ensure that these lots are maintained in a manner satisfactory to the City until they are returned to the developer.
- (g) Blocks 344, 345 and 360 which are reserved for development in conjunction with adjacent lands, are to be deeded gratuitously to the City of Mississauga. The City will return these blocks to the developer when they can be incorporated with adjoining lands and are able to be developed. A portion of Block 345 may be required to be dedicated to the City for walkway purposes on a permanent basis, to connect with the future park to the southeast. Securities are to be retained with the City to ensure that these blocks are maintained by the applicant to the satisfaction of the City until they are transferred back to the developer.

- (h) Blocks 357 and 358 shall be transferred gratuitously to the City for greenbelt purposes. See also Section A, Planning, Item 20.

14. Easements

Any external easements required to service the property must be obtained by the applicant and conveyed gratuitously to the City or the Regional Municipality of Peel prior to any servicing submission being made to the City Engineering Department.

All easements within the plan which are required for proper servicing of the land, shall be transferred to the City or the Regional Municipality of Peel.

15. Greenbelt

Prior to registration of the plan, the developer is to make satisfactory arrangements with the City for the inclusion in the Servicing Agreement for sufficient securities to guarantee the clean-up of all material that may be placed in the Greenbelt lands (Blocks 357 and 358) during the building operations within this development.

16. Utilities

The applicant, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to the signing of the Servicing Agreement for residential development, the developer must submit in writing evidence to the Commissioner of Engineering and Works that he has made arrangements with the Bell Telephone Company, the Cable T.V., and the Hydro for the installation of their cable in a common trench, in the prescribed location on the road allowance for the plan of subdivision.

The requirements of Hydro Mississauga with respect to easements shall be met prior to the registration of the plan.

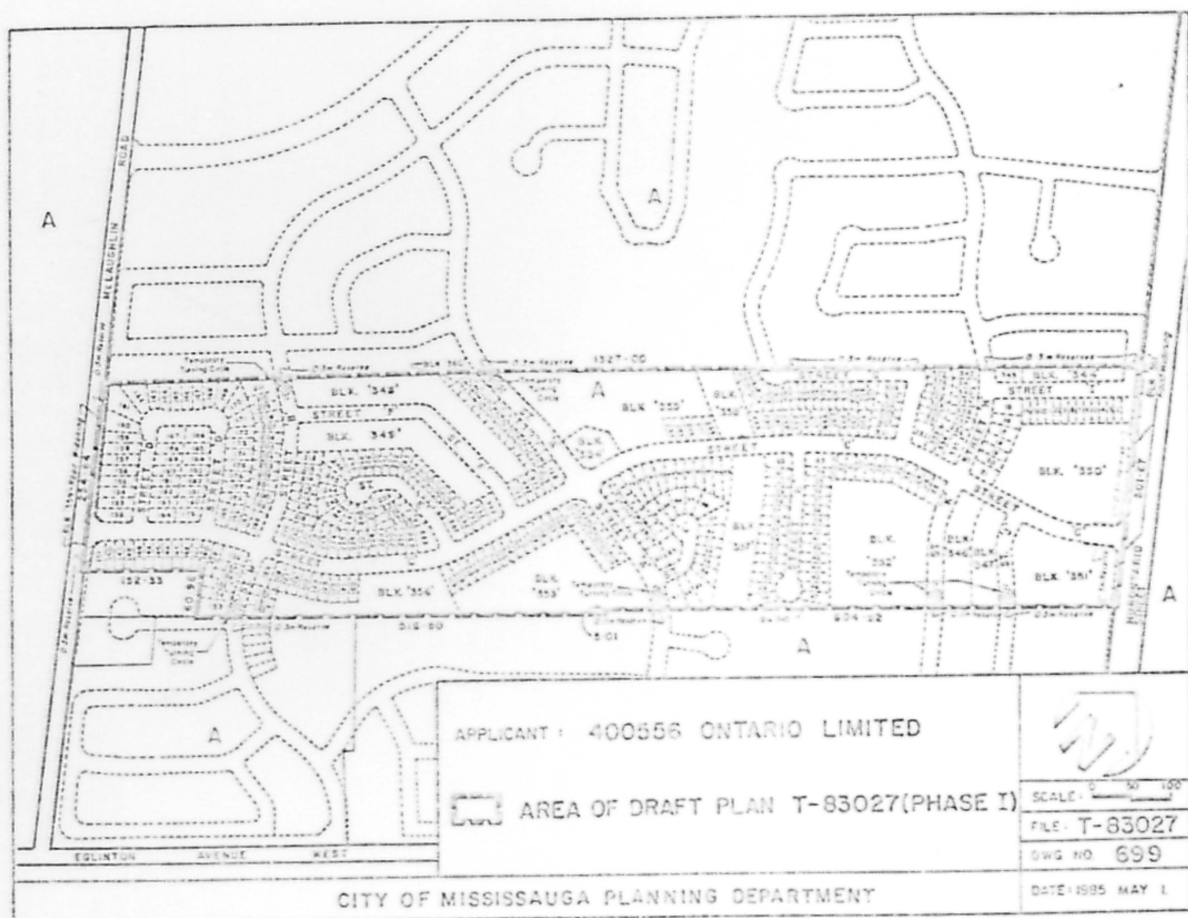
The applicant should contact Hydro Mississauga to determine the precise extent of their requirements.

See also Section B - Financial, Item 1(c).

17. 0.3 m (1') Reserves

0.3 m (1') reserves as shown on the attached plan shall be transferred gratuitously to the appropriate authority.

THE REQUIREMENTS OF THIS REPORT WILL BE EFFECTIVE FOR ONE YEAR SUBSEQUENT TO DRAFT APPROVAL BY THE REGION. AFTER THIS DATE A REVISED CONSOLIDATED REPORT WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING AND LEVY REQUIREMENTS MENTIONED IN THIS REPORT, THE STANDARDS AND LEVIES IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.





City of Mississauga

MEMORANDUM

To PLANNING COMMITTEE

From D. A. R. Ogilvie,

Dept. _____

Dept. Finance

Document #3518f

April 30th, 1985

SUBJECT: TRADERS ASSOCIATES SUBDIVISION T-83027 PART I IN HURONTARIO -
FINANCIAL IMPACT REPORT

I. The Hurontario District:

The Hurontario District is located in north-central Mississauga, directly north of the City Centre (see Map 1). The area is bounded by Matheson Boulevard in the north, the Parkway Belt (which includes Highway 403 and the Hydro transmission line) on the east and south and the proposed extension of Mavis Road on the west. Eglinton Avenue and Hurontario Street are the main east-west and north-south routes.

Most of the district is situated within the Cooksville Creek watershed. Western extremities of the district are drained by two tributaries to the Credit River, while an eastern section is drained by the Little Etobicoke Creek. The area along the major branch of the Cooksville Creek is designated as greenbelt.

Neighbourhoods #3, 5, 6 and 7 have been released for development by City Council resolutions.

II. Proposed Subdivision by Traders Associates (T-83027).

The following briefly summarizes the proposed subdivision T-83027, Part I.

- o Location: - Just north of Eglinton Avenue, between Hurontario Street and McLaughlin Road.
- o Size: - 38.38 ha. (94.80 ac.)
- o Proposed Dwellings: -

Singles	343
Townhouses	177
Apartments	125
- o Population: - approximately 2070

A. Impact on District Population

The projected population of 2068 persons for plan T-83027 Part I, will increase the population approved for Hurontario by 3.9% to 11,755 persons. This represents almost one quarter of the ultimate projected population for Hurontario. Total population approved so far for all New Residential Districts increases by only 1.0% to 32,688 persons or 16.3% of the ultimate projected population for the five districts.

Table 1: Population Summary for Hurontario

Neighbourhood	Ultimate (1)	This Plan		Approved to Date (2)		Total Incl. This Plan	
	Population	Population	% Ultimate	Population	% Ultimate	Population	% Ultimate
1	9550	-	-	-	-	-	-
2 to be determined	-	-	-	-	-	-	-
3*	8,560	2,068	24.2	1,417	16.6	3,485	40.7
4	4,330	-	-	-	-	-	-
5*	11,980	-	-	1,191	10.0	1,191	10.0
6*	9,960	-	-	2,973	29.9	3,973 (3)	39.9
7*	8,440	-	-	3,106	36.8	3,106	36.8
Total	52,820	2,068	2.9	9,687 (4)	18.3	11,755	22.2

* Denotes neighbourhoods released for development by Council.

- (1) Ultimate population from amended secondary plan (May 1984).
 (2) "Approved" means Consolidated Report adopted by Council.
 (3) Does not include future population in apartment buildings in T-83005.
 (4) Includes T-84013 (Hanson) and T-84037 (Goldens).

Table 2: Population Summary for All New Residential Districts

District	Ultimate (1) Population	Plans Before		Approved to Date (2)		Total Incl. Plans Before Committee	
		Pop.	% Ultimate	Pop.	% Ultimate	Pop.	% Ultimate
Central Erin Mills	47,830	-	-	2,343	4.9	2,343	4.9
East Credit	65,380	-	-	4,619	7.1	4,619	7.1
Erin Mills West	12,551 (3)	-	-	12,551	100.0	12,551	100.0
Hurontario	52,820 (4)	2,068	3.9	9,687	18.3	11,755 (5)	22.2
Lisgar	22,100	-	-	1,420	6.4	1,420	6.4
Total	200,661	2,068	1.0	30,620 (6)	15.3	32,688	16.3

- (1) Ultimate population from secondary plan for each district.
 (2) "Approved" means Consolidated Report adopted by Council.
 (3) Ultimate population from estimates submitted for draft approval for Erin Mills West subdivisions T-82034, T-83021 and T-83022.
 (4) Does not include any estimate for Neighbourhood #2.
 (5) Does not include population from proposed apartment buildings in T-83005.
 (6) Includes T-84013 (Hanson) and T-84037 (Goldens).

B. Development Levy Summary

Total levies for this application amount to \$2.0 million. A credit against the watercourse levies will be granted, the amount not to exceed levy amount due. Total net levies due on applications in Hurontario now amount to over \$10 million.

Total levies for subdivisions approved in all new development districts presently are projected at \$26.4 million. This amount represents the net amount due after credits of about \$10 million have been deducted. One third of the credits are for dedication of parkland in Central and West Erin Mills, the other two-thirds are granted for watercourse and road emplacements.

Table 3: Development Levy Summary for Hurontario

	This Plan	Approved to Date (1)	Potential Levies (\$'000)		
			Total Including Plan		
			Before Committee		
			Gross	Credits	Net
Roads	591	3,334	3,925	823	3,102
Watercourses	246	1,387	1,633	1,448	184
Engineering Sub-total	837	4,721	5,558	2,272	3,286
General Government	123	606	729	-	729
Fire	45	229	274	-	274
Transit	52	258	310	-	310
Library	155	762	917	-	917
Recreation and Parks	804	3,952	4,756	-	4,756
Total	2,016 (2)	10,528 (3)	12,544	2,272	10,272

(1) "Approved" means Consolidated Report adopted by Council.

(2) In addition to regular levies a special erosion levy is payable in the amount of \$1,268/ha (\$10,759).

(3) Includes T-84037 (Hanson) and T-84013 (Coléome).

Table 4: Development Levy Summary for All New Residential Districts

	This Plan	Approved to Date (1)	Potential Levies (\$'000)		
			Total Including Plan		
			Before Committee		
			Estimated		Net
			Gross	Credits	
Roads	591	11,684	12,275	3,490	8,785
Watercourses	246	4,853	5,104	3,711	1,393
Engineering Sub-total	837	16,542	17,379	7,201	10,178
General Government	123	1,925	2,049	-	2,049
Fire	45	735	780	-	780
Transit	52	817	869	-	869
Library	155	2,422	2,577	-	2,577
Recreation and Parks	804	12,564	13,365	3,422 (2)	9,943
Total	2,016	35,006 (3)	37,022	10,622	26,399

(1) "Approved" means Consolidated Report adopted by Council.

(2) Credits for dedication of parkland.

(3) Includes T-84037 (Goldene) and T-84013 Hanson in Hurontario.

C. Land Dedication:

The land dedications required from this subdivision are as follows:

- o Parkland: - Parkland requirement for Part I and Part II shall be applied within Part I. Total dedication required is 4.66 ha (11.515 ac).

The actual dedication will be 2.690 ha (6.647) which is acceptable for recreation and parks purposes. Traders will owe 1.970 ha (4.863 ac), which will be applied towards other plans in Hurontario owned by Traders.

If T-84013 to the north or T-84037 to the south proceed before this application, up front dedication of parkland to the City will be required.

- 1.31 ha (3.236 ac) for greenbelt purposes.

- o Roads: - A road widening along the Hurontario Street frontage is required.
- A road widening along the McLaughlin Road frontage toward a 26 m right-of-way is required.

III. Capital Requirements and Impact on Capital Budget

The capital requirement of this subdivision will be based largely on the standards set out in the City's development levy policy. Planning and financing the capital works will be carried out as part of the City's annual Capital Budget review process.

The appendix includes a set of charts showing the capacity of existing major recreation and library facilities (which could provide service to this community) and the number of people by district using the facilities at the present time and in the future.

o Fire

- The existing fire service has only limited capacity to provide adequate protection to Hurontario, with primary coverage to be provided from Station #1 (see Map 3). New Station #14 (Britannia Road and Highway #10) is included in the Capital Budget in 1987, but not yet funded. Land acquisition and design for Station #17 (Kennedy Road and Eglinton Avenue), is also included in the Capital Budget for 1988 and 1989. However, based on existing reserve fund balances and projected development levy receipts for the next few years, only two new fire stations can be entirely financed from levies. (Station #13 and #15 are also proposed for construction in 1988 and 1989).

o Library

- The long term plan projects a neighbourhood branch library for the Hurontario District. This project is not listed in the 1985-89 Capital Budget and is unlikely to be affordable in the City's capital budget until the District is completely developed. Residents of Hurontario will be able to obtain library services at the branch in Mississauga Valley and eventually in the proposed new Central Library.

The graph in the appendix for the Mississauga Valley Library shows that with a bookstock for about 20,000 people the library will serve about 50,000 people. However, more books were added to the library during 1984 and further additions will be made in the coming years. A large number of people can also be expected to use the extensive resources of the Central Library instead of Mississauga Valley until the new Central Library is built.

o Transit

- New equipment is purchased and allocated to routes on the basis of passenger demand. The 1985-89 Capital Budget proposes the purchase of 80 additional buses, but none has yet received funding approval. However, given existing and projected reserve fund balances, it is likely that this area can be provided with Transit service at such time that the amount of development warrants service in accord with Transit policies approved by Council in 1983.

o Recreation and Parks

- In the later years of the capital budget, various facilities are proposed for the Hurontario District including playground equipment, ball diamonds, and soccer fields. In the meantime residents can use playing fields and major recreation facilities in Mississauga Valley.

A neighbourhood park will be part of this development and T-54913 to the north.

- The appendix includes a graph for the Mississauga Community Centre and Pool and the Arena. The graph for the Community Center and Pool shows that presently there is just sufficient capacity to accommodate residents in subdivisions approved so far. However, when all the released neighbourhoods are draft approved, the pool and community centre will be 50% over capacity.

The arena is at capacity just with the current population of Mississauga Valley. However, residents using Mississauga Valley Arena can also use Dixie, Burnhamthorpe and Huron Park Arenas for recreational skating.

o Engineering and Works

- All internal services for the subdivision are to be replaced by the developer. A levy credit against the watercourse levy up to the amount of the levy is considered by the City.

- Roads

The reconstruction of Eglinton Avenue from Hurontario Street to Davis Road is proposed in the 1986 Capital Budget at a net City cost of \$1.6 million.

The reconstruction of McLaughlin Road from Eglinton Avenue West to Street 'C' of the draft plan to the north (T-63027) is included in the 1985 Capital Budget at a gross city cost of \$450,000.

The developer will pay 100% of the cost of signalization works at:

- McLaughlin Road and Street 'C'
- Hurontario Street and Street 'C'
- Street 'C' and Street 'A'

The developer will be required to undertake intersection improvements at Street 'C' and Hurontario Street.

- Watercourse Works and Sewers:

The storm sewer outlet for this site is the West Branch of the Cooksville Creek. Prior to draft plan approval the acquisition of a 45 m strip of external lands between Eglinton Ave. and the south limit of this plan must be finalized. These lands are required for the channelization of the West Branch of the Cooksville Creek:

Preservicing and registration of this plan is dependent upon the following works to be completed on the West Branch of the Cooksville Creek:

- o The design and construction of the required improvements to the Creek from Eglinton Ave. W to the northerly limit of the plan. These works are to be undertaken prior to the release of any building permits.
- o Channelization of the Creek being completed through T-83005 (south of Eglinton).
- o Reconstruction of the culvert across Eglinton Avenue West.
- o Culvert under Street 'C' will be part of the watercourse improvement works by the developer.

- Special Levy

In lieu of the developer undertaking on-site detention works on the residential portion of the draft plan, he is to pay a special levy prior to the servicing or registration of the plan. This levy in the amount of \$1,269/ha will be used for future erosion control works on the Cooksville Creek. This is over and above the normal levies.

IV. Conclusion

The projected population for this proposed subdivision is about 2000 people. On its own, the area would not warrant the provision of extensive additional facilities for fire, library, transit and recreation purposes. However, there will likely be levy shortfalls for major services during various stages in the development of the Hurontario District resulting from pressure to replace facilities before all of the required population has arrived. At these times, the City will have to find alternate financing solutions or review the affordability of additional services.

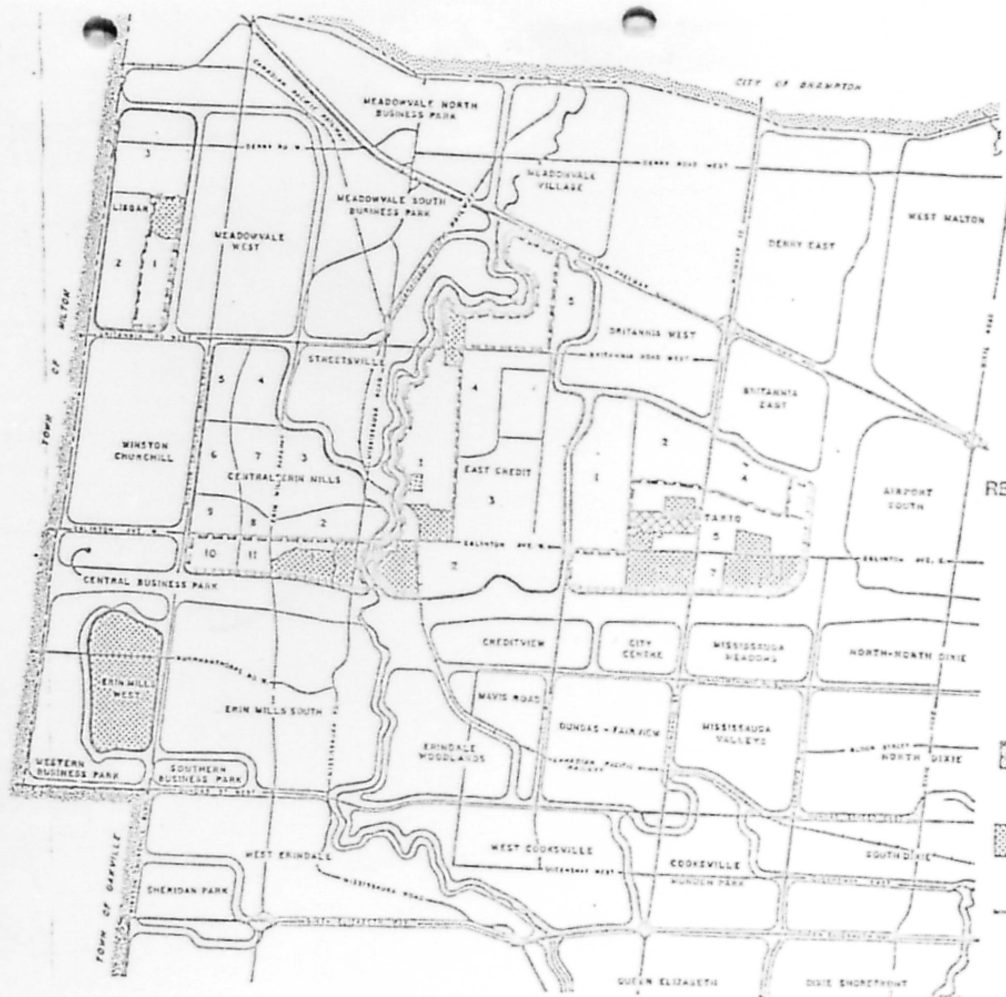
Recommendation:

- (1) That the financial impact report of the Commissioner of Finance dated April 30th, 1985, on the Traders Associates subdivision in Hurontario (T-63027) be received.

cc/r:

c.c. E. M. Halliday,
City Manager.


D. A. H. Ogilvie,
Commissioner of Finance.



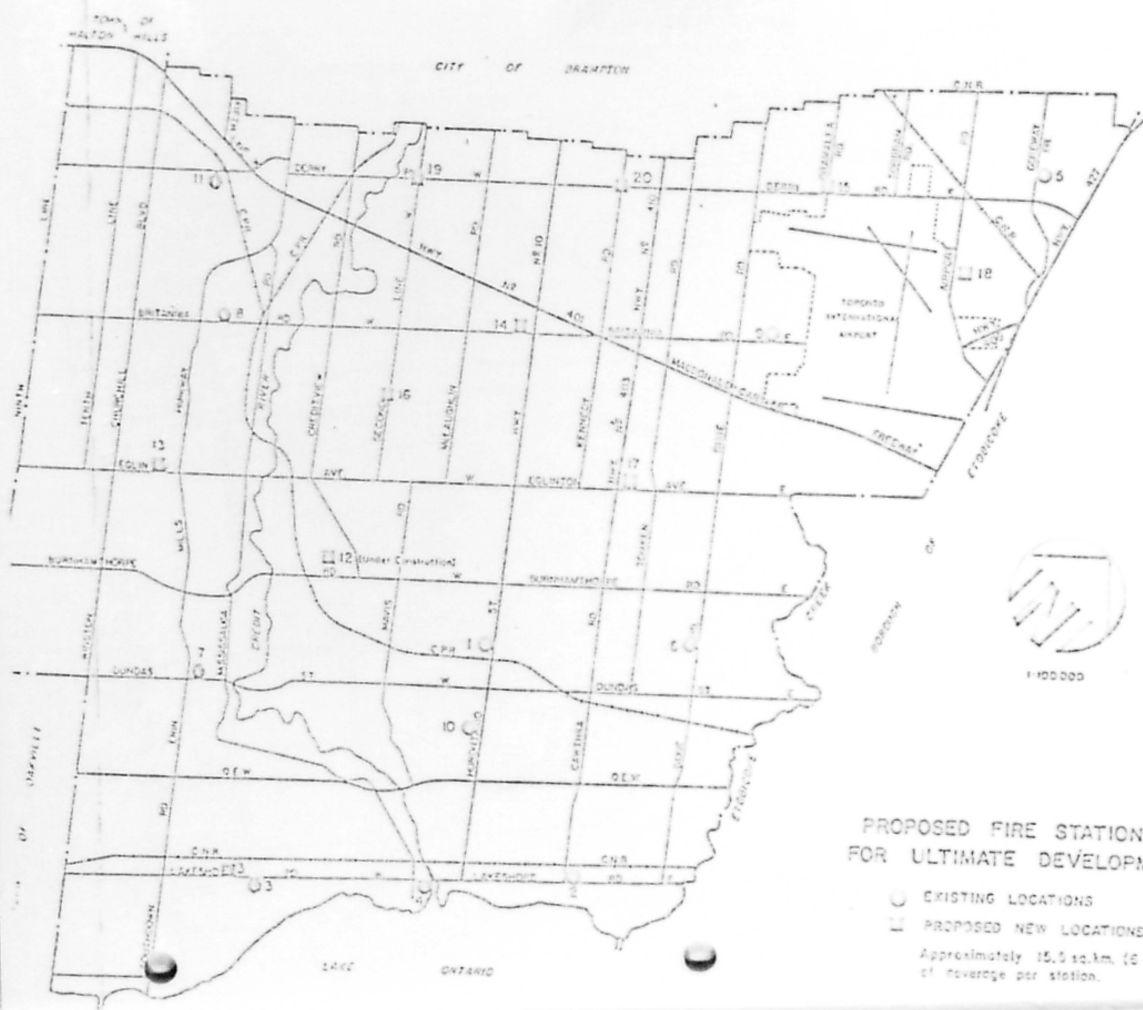
CITY
COUNCIL-APPROVED
SUBDIVISIONS WITHIN
RELEASED NEIGHBOURHOODS

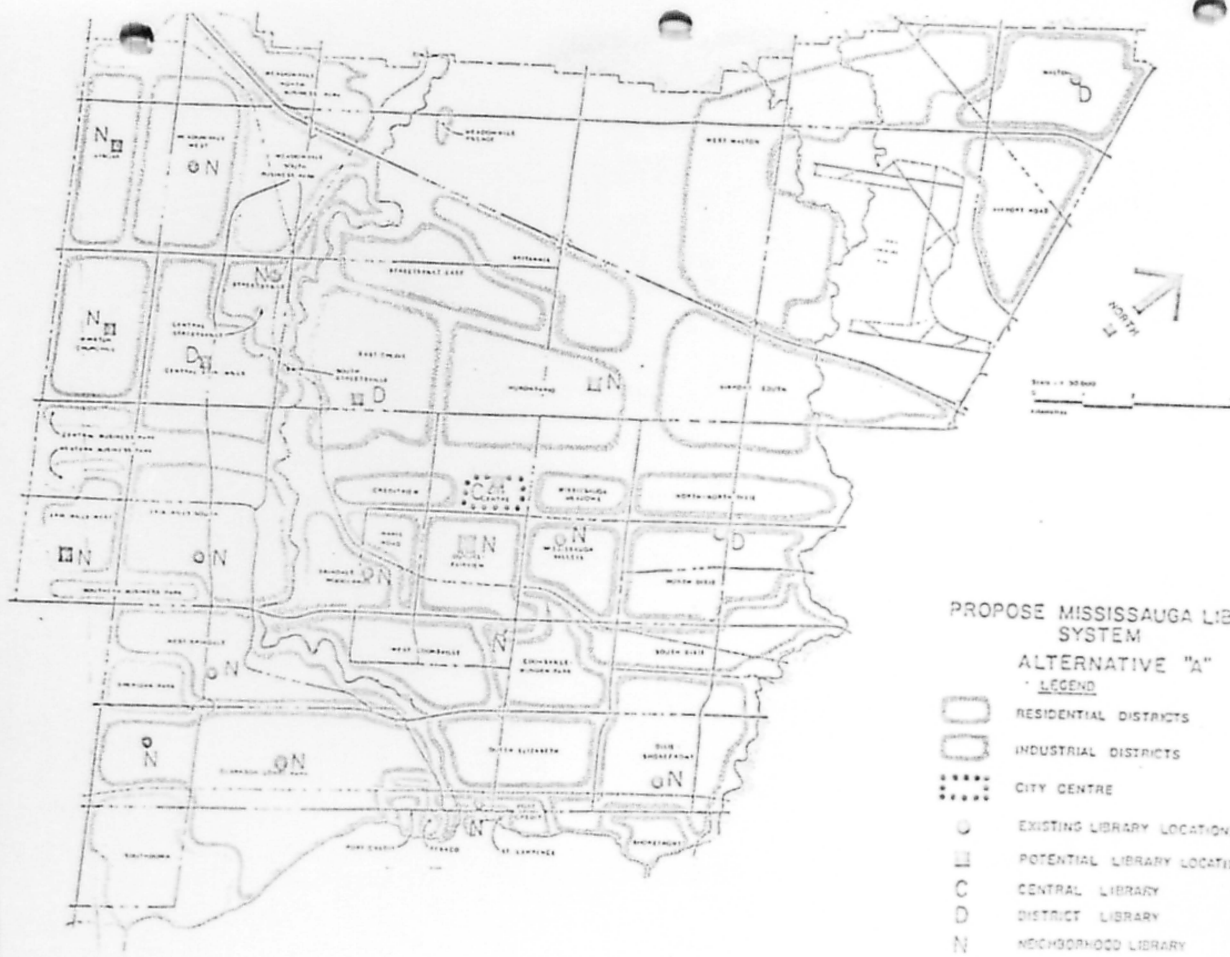
AREA OF T-63027

SUBDIVISIONS APPROVED
BY CITY COUNCIL

BOUNDARY OF RELEASED
NEIGHBOURHOODS

DWG NO. M-3039





Impact of Approved Subdivisions
on Existing Recreation and Library Facilities

The following bar charts for the Mississauga Community Center, Pool and Arena show the capacity of each facility together with the number of persons from each district using the facility at the present time and in the future.

There are four bars on each graph. The first bar shows the capacity of the facility according to levy standard. (In the case of libraries, the December, 1983 bookstock was used to calculate capacity).

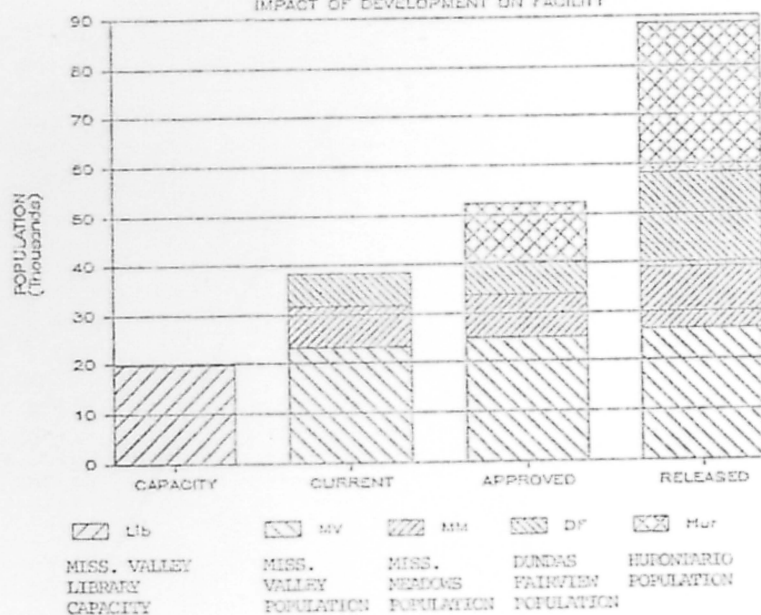
The second bar shows the number of persons from each district currently using the facility (Current Population).

The third bar shows for each district the current population plus the population in subdivisions draft approved by Council in the new residential districts that will use the facility (Approved Population).

The fourth graph shows the potential population for each district that will eventually use the facility, assuming no new facilities are built. For the new residential district the potential population only includes released neighbourhoods. (Released Population).

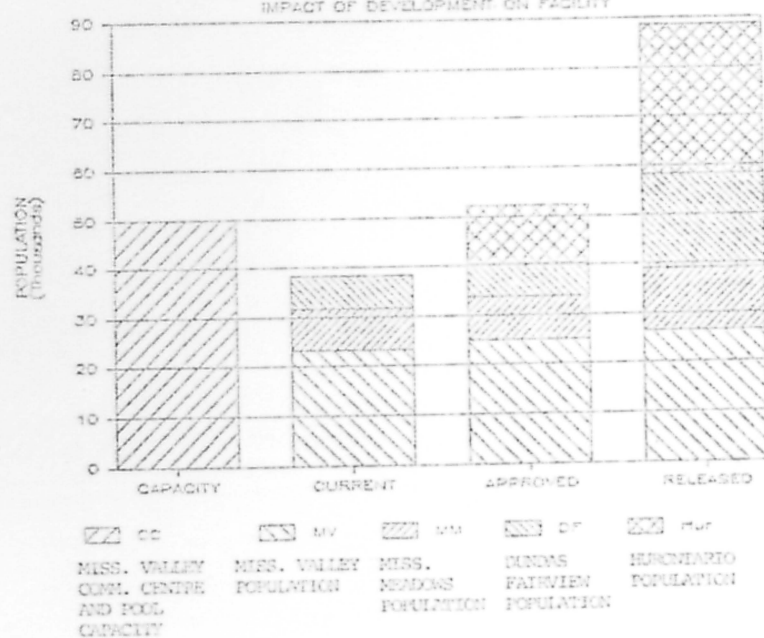
MISS. VALLEY LIBRARY

IMPACT OF DEVELOPMENT ON FACILITY



MISS. VALLEY C. C. AND POOL

IMPACT OF DEVELOPMENT ON FACILITY



MISS. VALLEY ARENA

IMPACT OF DEVELOPMENT ON FACILITY



CITY OF MISSISSAUGA

PLANNING DEPARTMENT

G. C. DATE

FILE

UB-9

TO

H. McCallion, Mayor, and Members of the City of Mississauga Council

FROM

R. G. B. Edmunds, Commissioner of Planning

SUBJECT

Conditions of Draft Approval

E. A. DATE

MAY 08 1985

APPLICANT

Goldome Development Corporation

LOCATION

Part of Lot 1, Concession 1, W.H.S.
North-east corner of Eglinton Avenue West and McLaughlin Road

NO. OF LOTS

136 Lots and 2 Blocks

ZONE

Existing: A
Proposed: R3-Special Section, R5-Special Section,
RM5-Special Section and O1
10.08 ha (24.9 acres)

COMMENTS

Planning Committee, in recommending approval of the rezoning for this subdivision, also recommended "... that the land use concerns expressed at the February 26, 1985 Planning Committee meeting on behalf of G. Grice, M. Hosinec and J. Hosinec be resolved prior to the consolidated report for the plan of subdivision being considered and before the rezoning approval is finalized, and further that the consolidated report be allowed to proceed directly to General Committee and City Council."

The Consolidated Report is attached hereto, together with the developer's letter of acceptance. Also attached is a copy of a letter dated April 12, 1985 from Mr. J. Sabine, indicating that his clients, M. and J. Hosinec do not consent to the applications, and a copy of a letter dated April 24, 1985 from Mr. A. Adamson advising of an expected concurrence from Mr. G. Grice.

- 2 -

ITEM:
FILE: T-84037
DATE: May 1, 1985

It is recommended that the above-noted plan of subdivision be approved subject to the following conditions:

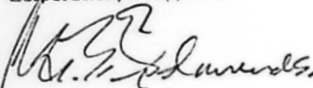
1. That the Financial Agreement between the City and the Developer be met by the Developer to the satisfaction of the City, prior to the registration of the plan.
2. That the Servicing Agreement between the City and the Developer be met by the Developer to the satisfaction of the City, prior to the registration of the plan.
3. To meet the requirement of Section 50(5)(a) of the Planning Act, it is recommended that Block 137 be accepted to satisfy the required parkland dedication.

Note:

The Consolidated Report has been sent to the developer. A copy of the report is attached.

RECOMMENDATION

That the Conditions of Draft Approval dated May 1, 1985, and the Consolidated Report dated April 26, 1985, for proposed plan of subdivision T-84037, Goldome Development Corporation, be approved.



R. G. B. Edmunds
Commissioner of Planning.

1766a/45

BARRISTERS & SOLICITORS

P. O. BOX 36
TORONTO-DOMINION CENTRE
TORONTO, CANADA
M5K 1C5

MISSISSAUGA
PLANNING DEPARTMENT
RECEIVED
APR 16 1985

GENERAL TELEPHONE
(416) 362-2401

JOHN W. SABINE
City Engineer (416) 868-3439

	Public	Eng.	Env.
DEVELOPMENT			
Land Use			
1985			
Urban Design			
Community			
Support Services			
Administration			

April 12

Dear Mr. Dorrell:

On April 10 I spoke with Mr. Adamson of G. Eric Hanson Associates Limited who subsequently forwarded to me a letter of the same date outlining the equalization of park distribution in connection with the above-captioned matter.

Mr. Hosinec has asked me to state his continued opposition to the proposal and, in particular, his opposition to the proposal outlined on the sketch of the area prepared by the consulting engineers dated February 26, 1985 revised to March 7, 1985. We wish to point out that the plan is a substantial expansion of the plan initially prepared and presented to the Planning Committee which dealt with the three applications on the lands to the north and to the west of Mr. Hosinec's property. The plan purports to include sketches of street locations and parks in areas for which there is no present development proposal. Not only have the owners not submitted development plans, they were not consulted by the applicants with respect to the proposed development. In effect, the applicants appear to be imposing on those land owners who are not seeking to develop their

Cont'd. . . .

CAMPBELL, GODFREY & LEWTAS

J. Dorrell, Esq.

- 2 -

April 12, 1985.

property an allocation for parks and schools which should be their obligation alone. While we understand that the Planning Committee would prefer that the entire parcel bounded by McLaughlin Road, Eglinton Avenue and Hurontario Street be dealt with at one time, our clients do not believe it is fair or proper for their property to be the subject of these proposals while their property is not under development.

Accordingly, I wish to advise you on behalf of my clients that they will not consent to the applications presented to the Planning Committee in connection with the captioned matter. In order to ensure that all parties are aware of the situation, I have taken the liberty of sending a copy of this letter to Mr. Adamson and to Mr. Culham directly.

Yours truly,



J. W. Sabine.

/dg

Copy to Mr. A. Adamson
Mr. D. Culham
Mr. J. Hosinec

CONSULTING ENGINEERS
TOWN PLANNERS
MISSISSAUGA

G. ERIC HANSON ASSOCIATES LIMITED

April 24, 1985

Our File 81-9 and 84-13

Planning Department
City of Mississauga
1 City Centre Drive
Mississauga, Ontario

Attention: Mr. John Dorrell
Director of Development Control

Re: 02/36/81 455469 Ontario
02/55/84 Goldome Developments Ltd.

G. ERIC HANSON, B.A.Sc., P.Eng., MCIP
President
G.R. SURBRAY, Vice-President
Director of Engineering
B.A. ADAMSON, B.A., MCIP
Vice-President
Director of Planning

MISSISSAUGA PLANNING DEPARTMENT RECEIVED APR 26 1985			
	Action	Info	Seen
Commissioner			
Long Range			
Dev. Control			
Urban Design			
Consulting			
Support Services			
Administration			

Dear Mr. Dorrell:

This is to confirm the numerous discussions and meetings we have had concerning our attempts to resolve the land use concerns expressed at the February 26, 1985 Planning Committee meeting on behalf of G. Grice, M. Hosinec, and J. Hosinec.

As you are aware, subsequent to the Planning Committee meeting, our office in conjunction with Mr. Bousfield's made several minor modifications to the concept plan in response to the above noted concerns. These modifications involved the realignment of the boundaries of the Senior Separate School and of the park adjacent to the Junior Public School. The effect of the realignments was, in the former instance, to reduce the portion of the Separate School site lying on Mr. G. Grice's lands and in the latter instance, to reduce the parkland on the Hosinec's lands. Both adjustments have been approved by the appropriate agencies.

With respect to obtaining Mr. Grice's acceptance of the portion of his lands shown for the Senior Separate School on the revised concept plan, I approached in his absence, his consultant, Mr. H. Petschar, who allowed that he could see no objection to the proposal. However, he reserved advising you of his comments until his client returned from vacation. It is my understanding that Mr. Grice, Mr. Petschar and Mr. Millard of Traders have subsequently discussed several issues of mutual interest concerning the

... /2

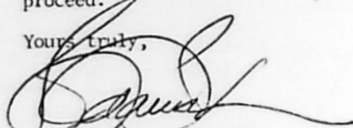
Mr. John Dorrell
April 24, 1985
Page 2

interface of their respective subdivision plans, including the lands required for school purposes, and are satisfied with the proposals.

To attempt to satisfy the Hosinec's concerns, I discussed the proposed revisions to the concept plan with Mr. J. Sabine, their solicitor, indicating that only 9.2% of their lands were now required for public uses, namely park, instead of 15%, the average figure for the majority of the other land owners in neighborhood 3. Mr. J. Sabine's reply to my follow-up letter was dated April 12, 1985 and addressed to you.

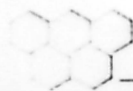
I trust this information satisfies the intent of Planning Committee's resolution so that our plans of subdivision can proceed.

Yours truly,



A.B. Adamson, BA, MCIP
Vice-President
Director of Planning

ABA:feo
cc. Goldome Developments Ltd.
Hawthorne
Traders Association
J.R. Bousfield



R.E. Winter & Associates Ltd.

Consulting Engineers, Planners and Landscape Architects

77 CITY CENTRE DRIVE, MISSISSAUGA, ONT. L5B 1M5 TEL. (416) 210-7117

April 30, 1985

RAI 01 1015

G.C. DATE

City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1H2

Attention: Ms. Linda Miller
Clerk's Department

Dear Ms. Miller:

Re: Goldens Development Corporation
Draft Plan of Subdivision ZIT-04037H
Part of Lot 1, Concession 1 W.H.S.
REVAL File No. 7659

We act on behalf of Mr. Hendrik Lonstra, the owner of a piece of land adjacent to the above-referenced draft plan of subdivision application.

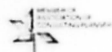
We understand that the Goldens subdivision plan is to be considered by General Committee of Council at their meeting on May 1, 1985. As our client has concerns about the design of the Goldens subdivision plan as it affects his property, we request the opportunity to appear as a delegation before General Committee on May 1 to speak on the matter.

Yours very truly,

R. E. WINTER & ASSOCIATES LTD.

M. Gray
Per: Michael A. Gray,
Senior Planner

RMG/sm



ASSOCIATION OF CONSULTING
ENGINEERS OF ONTARIO



DATE: April 26, 1985
FILE: T-84037

CONSOLIDATED REPORT OF THE TECHNICAL REQUIREMENTS FOR THE
DEVELOPMENT OF LANDS UNDER APPLICATION BY GOLDOME DEVELOPMENT
CORPORATION

LOCATION North-east corner of Eglinton Avenue West and McLaughlin Road

SECTION A - PLANNING

1. The plan to which this report refers is the plan dated August 14, 1984, revised on March 12, 1985, and further revised in red as shown on the attached draft plan.
2. The zoning for the development of these lands shall be in force or have been approved by the Ontario Municipal Board prior to the registration of the plan.
3. The proposed streets shall be named to the satisfaction of the City of Mississauga and the Regional Municipality of Peel. In this regard, a list of proposed street names shall be submitted to the City Engineering Department as soon as possible after draft plan approval has been received and prior to any servicing submissions.
4. Development of the subject lands shall be staged to the satisfaction of the City. Submissions will not be processed by the City Engineering Department, and preservicing of the subject lands will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Engineering and Works for the necessary outlets for the municipal services and the provisions of adequate access roads to service the subject lands. In addition, preservicing of the subject lands will not be permitted until the zoning for the development of these lands is in effect or has been approved by the Ontario Municipal Board. See also Section C - Engineering.
5. Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for the preservation of as many of the existing trees as possible. In this regard, the developer will be required to prepare a comprehensive arborist's report and tree preservation plan indicating the existing trees on the site, those to be retained and the methodology proposed for their retention, including areas affected by above and below ground services.

It is the developer's responsibility to ensure that no trees are removed or damaged prior to plan registration, or during any phase of the servicing and construction of the site, without the express approval of the City. See also Section C - Engineering, Item 6.

DATE: April 26, 1985

FILE: T-84037

6. Parkland is required on the basis of 5% of the total developable area. In this regard, the applicant is required to provide approximately 0.504 ha (1.245 ac.). The applicant has provided 1.51 ha (3.73 ac.) of parkland (Block 137) to satisfy the parkland dedication. The developer shall be compensated for the overdedication of 1.006 ha (2.48 ac.). This acquisition has been identified in the five year Capital Budget for 1986. In the event that the application to the north (File T-83027, Traders Associates) and/or development on adjacent lands to the east proceeds prior to the registration of the plan, satisfactory arrangements shall be made for the dedication of the park block (Block 137) to the City and at a time satisfactory to the City, with compensation by the City for any over dedication. Conversely, should this plan proceed prior to the others noted above, similar arrangements are to be made in respect of the proposed parkland in those others. See also Section B, Financial, Item 1(d).

7. Prior to first engineering submission, a master plan for the park block (Block 137) shall be submitted to and approved by the Recreation and Parks Department.

Prior to registration of the plan, the developer shall prepare detailed working drawings in accordance with the approved master plan. The developer is responsible for the development of these lands (e.g. grading, sodding, pathway installation, planting, lighting, catchbasins, water services, etc.) at his own cost in accordance with the approved plans.

The plans for this park block (Block 137) shall be prepared in conjunction with the plans required for the park block on the plan of subdivision to the north being processed under File T-83027, Traders Associates, and the park block designated on adjacent lands to the east.

8. Prior to registration of the plan, conceptual and detailed streetscape plans for McLaughlin Road and Eglinton Avenue West shall be submitted to and approved by the Recreation and Parks Department and Engineering and Works Department and shall be included into the Servicing Agreement. These plans shall be coordinated with the required noise abatement measures. The plans shall also include the adjacent service road (portions of Street 'C') and Lots 1, 99 and 125 and shall also be approved by the City Planning Department. These plans shall, among other matters, determine dimensions of the above lots, show building envelopes and make provision for fencing along the service roads and for pedestrian access to Eglinton Avenue West and McLaughlin Road. In addition, these plans should include landscape and/or fence screening for the sections of Street 'C' where abutting McLaughlin Road and Eglinton Avenue West in a manner which protects traffic at the intersection from headlight glare from Street 'C', to the satisfaction of the City Engineering and Works Department. See also Section C, Engineering, Item 7(k).

9. The works as described in Item 8 above are to be carried out by the developer at his cost. Payment in cash or securities in the Servicing Agreement will be required to cover the cost of planting trees on Streets 'A' to 'D' inclusive and Court 'E' as determined by the Commissioner of Recreation and Parks. See also Section B, Financial, Item 1(h).
10. Prior to registration of the plan, landscape screening and/or fencing plans shall be submitted to and approved by the Recreation and Parks Department and Engineering and Works Department for the rear and side boundaries of Lots 1, 99 and 125 where abutting McLaughlin Road and Eglinton Avenue West. The developer shall carry out these works at his cost. Fencing and landscape screening shall be coordinated with the required noise abatement measures.
11. Prior to registration of the plan, arrangements satisfactory to the City Recreation and Parks Department shall be made for the erection and maintenance of a sign indicating that the future use of Park Block 137 will be for neighbourhood park purposes.
12. Approvals of site development plans and landscaping plans by the Planning Department will be prerequisites to the issuance of building permits for detached lots with frontages less than 12 m (40 ft.).
13. Approvals of site development plans and landscaping plans by the City will be prerequisites to the issuance of building permits for Lots 27 to 35 inclusive which are to be developed for row dwellings.
14. Prior to Council execution of the Servicing Agreement, the developer shall erect signs on Lots 27 to 35 inclusive (row dwellings) indicating the future use and the name and telephone number of the City of Mississauga Department where additional information is available. The Servicing Agreement shall contain a provision requiring the developer to maintain the signs.
15. A warning clause satisfactory to the City Solicitor is to be included in the future purchase and sale agreements and registered on title for all lots abutting Eglinton Avenue West advising the prospective purchasers and owners of the future widenings of Eglinton Avenue West and McLaughlin Road and the possible installation of a Transit System on Eglinton Avenue West.
16. Prior to registration of the plan, a warning clause satisfactory to the City Solicitor is to be included in the future purchase and sale agreements and registered on title for Lots 126 to 136 inclusive abutting the park block (Block 137) advising the prospective purchasers and owners of these lots of the future intended use of Block 137.

17. Prior to registration of the plan, arrangements shall be made for the location and signage of the Pedestrian/Bicycle Path System, as shown on Schedule 4 of the Hurontario Secondary Plan, to the satisfaction of the City Recreation and Parks Department and the City Engineering and Works Department.
- 18(a) Prior to final approval of the plan, the owner shall engage the services of a consultant to undertake a noise study to recommend noise control features to meet the noise level objectives of the City and the Ministry of the Environment to the satisfaction of the City and the Ministry.
- (b) Prior to the final approval of the plan, a copy of the executed Servicing and Financial Agreements between the owner and the municipality specifying the provisions required to implement the noise control features recommended by the noise study as approved by the City and the Ministry of the Environment shall be forwarded to the Ministry of the Environment.
- (c) In the event that a slight noise level excess exists on the site despite the inclusion of the noise control features, the Financial Agreement shall contain the following provisions in accordance with Council recommendation of February 13, 1978. The following provisions shall also be included on all offers of sale and purchase:

"Purchasers are advised that despite the inclusion of noise control features within this development area and within the building units, a slight noise level excess may exist and be of concern occasionally interfering with some activities of the dwelling occupants."
- (d) Prior to final approval of the plan the Acoustical Consultant shall update the recommendations of the Acoustical Report to coincide with the M-Plan proposed for registration.
- (e) A clause shall be included in Schedule C of the Servicing Agreement to the effect that:
 - (i) prior to the issuance of building permits for all lots and blocks, the Acoustical Consultant shall certify that the builder's plans are in accordance with the updated detailed Acoustical Report approved by the City and the Ministry of the Environment;
 - (ii) prior to the final inspection of the buildings on all lots and blocks, the Acoustical Consultant shall certify that the structures are in compliance with the above-mentioned acoustical report.
19. Blocks 142 and 143 shall only be developed in conjunction with adjacent lands. In this regard, the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the Zoning By-law.

20. Development of the subject lands shall be staged in accordance with the availability of satisfactory school accommodation.
21. The Financial Agreement, and all offers of sale and purchase shall contain the following provision:

"Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated at temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."
22. The Servicing Agreement shall contain a clause satisfactory to the Peel Board of Education, that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.
23. The Financial Agreement and all offers of sale and purchase within a period of five years from the registration of the plan shall contain the following provision:

"Whereas, despite the efforts of the Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy."
24. The Peel Board of Education and The Dufferin-Peel Roman Catholic Separate School Board require that the applicant agree to participate in a cost-sharing arrangement with other landowners to ensure that school sites are available at the appropriate time and price in the Hurontario Residential District.
25. The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern including intersection alignments may be required.

SECTION B - FINANCIAL

- I. Payments to be made to the City, Hydro Mississauga and/or the Region of Peel
- (a) Financial contributions to the City at current levy rates, in accordance with resolution No. 737, passed by Council on December 23, 1981:
 - i) for residential lands, a development levy of \$17,183.43 per gross hectare for major road improvements is required prior to registration;
 - ii) for residential lands, a development levy of \$7,144.83 per gross hectare for major watercourse improvements is required prior to registration.
 - iii) in lieu of the developer undertaking on-site detention works on the residential portion of the plan, the developer is required to pay a special levy prior to the servicing or registration of the plan. This levy, in the amount of \$1,268.00/ha will be used for future downstream erosion control works on the Cooksville Creek. The value of this levy is over and above the normal Major Watercourse Improvement Levy.
 - iv) for residential lands, a development levy of \$569.80 per capita for Transit, Library, Fire, General Government and Recreation and Parks is required prior to issuance of each building permit for a dwelling unit.
- (b) Financial contributions in accordance with current Regional development levies.
- (c) Financial contributions are required in connection with the supply of hydro facilities. These contributions vary with different types of development and the hydro service to be provided, and will be determined by negotiation between the developer and Hydro Mississauga, prior to registration of the subdivision plan.

In this regard, it is noted that the policy of Hydro Mississauga, relative to the provision of residential services is that all electrical circuits, including streetlighting, be placed under-ground at the expense of the developer, subject to an agreement between the developer, the City and Hydro Mississauga.

The City will be collecting an Impost Levy on behalf of Hydro Mississauga in accordance with Council recommendation of July 15, 1981.

- (d) To meet the requirement of Section 50 (5)(a) of the Planning Act, 1983, it is recommended that Block 137 be accepted to satisfy the required parkland dedication. See also Section A, Planning, Item 6.

- (e)(i) A fee for engineering and inspection service, provided by the City Engineering Department to be in accordance with City policy and to be determined as a percentage of the total estimated value of services to be assumed by the City.
- (ii) A fee for engineering services provided by the Regional Municipality of Peel Department of Public Works for services to be assumed by the Regional Municipality. The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the amount and payment procedure with respect to this fee.
- (f) A fee for planning services provided by the City Planning Department to be determined in accordance with the latest planning processing fee schedule immediately prior to the City Planning Department's release of the plan for registration.
- (g) Payment of current property taxes and all outstanding assessments which have been levied against the property.
- (h) Payment in cash or securities in the Servicing Agreement are required to cover the cost of planting trees on Streets 'A' to 'D' inclusive and Court 'E' in accordance with current City standards and specifications. See also Section A - Planning, Item 9.

2. Insurance

The owner, while under agreement to provide services within this plan, must provide a comprehensive insurance policy naming the City and the Region of Peel as co-insured, for liability and property damage in the amount of \$2,000,000.00. This policy must cover blasting operations and be paid up for a minimum of three years or as otherwise approved.

3. Financial Guarantee

In order to guarantee the financial stability of the owner to provide the requisite services, satisfactory securities to the City equal to the estimated cost of services, must be furnished prior to the execution of the Servicing Agreement.

SECTION C - ENGINEERING

1. Maintenance Guarantee

- (a) The developer shall maintain all underground services and works for a period of one year from the date of acceptance of those services by the Region and/or the City. Prior to the completion of the maintenance period, the developer shall correct any deficiencies reported by the Region and/or the City.

- (b) The developer shall maintain all roads up to base course asphalt, including curb base, for a period of three years from the date of acceptance of those services by the City. All other above ground works shall be maintained by the developer for a period of one year after acceptance.

2. Standards

All underground and above-ground services shall be designed and constructed in accordance with the current specifications, standard drawings and design criteria of the City of Mississauga.

Further, when appropriate the Servicing Agreement shall also reflect that the internal servicing of all apartment and multiple-family blocks will be in accordance with City standards and requirements.

3. Water

The plan has been considered by the Regional Municipality of Peel Department of Public Works and approved subject to the usual agreements.

Watermains and appurtenances shall be constructed on all streets within this proposed plan of subdivision. A separate water service connection shall be provided to the street line for each lot or building block.

The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the precise extent of their requirements.

Water supply is available on Matheson Boulevard at Hurontario Street. Development of the subject plan will require the extension of Zone 4 watermains through the lands lying to the north-east.

4. Sanitary Sewers

Sanitary sewers with connections to each lot and building block are required in accordance with the current Regional Municipality of Peel Department of Public Works standards and requirements.

Where required by the Commissioner of Public Works, sanitary sewers shall be designed in such a manner and be of adequate size and depth to service adjacent lands.

Sanitary sewers are presently available in plan of subdivision to the south-east under File T-83005, now registered as M-573 to M-576 inclusive. Development of the subject plan will be in conjunction with the development of lands to the south under File T-84001 otherwise external easements and construction of this facility will be required.

5. Storm Drainage

- (a) Storm sewer works including connections to each lot and building block shall be constructed in accordance with the current City subdivision requirements.
- (b) All storm sewers shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner of Engineering and Works.
- (c) All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Engineering and Works.
- (d) The storm sewer outlet for this site is the proposed storm sewer system to be constructed by the developer south of Eglinton Avenue West under File T-84001. Prior to the servicing and registration of the plan, the development to the south (T-84001) must be registered and the storm sewers completed to the satisfaction of the City.

Further, all basements within this development shall be designed such that a minimum of 100 year storm protection is provided.

6. Site Drainage

The developer will be responsible for the proper drainage of all lands within the plan and all lands abutting the plan. An overall grading plan must be prepared by the developer's consulting engineer to form part of the Servicing Agreement. Every attempt is to be made by the applicant's consultant to ensure that split lot drainage is provided for each lot having a side yard setback of 1.8 m (6 ft.) or less on at least one side of the unit with the rear lot drainage being directed to a catchbasin system to the satisfaction of the Commissioner of Engineering and Works. If drainage of any lot is to be directed from the back of a lot to the front, arrangements satisfactory to the City are to be made to ensure that both pedestrian access from the front to the back of the lot is provided, and that the side slopes for swales have a gradient not greater than 3:1.

During the engineering submissions, the developer will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes directing drainage along a lot's side lot line are to be covered by an easement to the satisfaction of the City.

Minimum grade changes should occur in areas where trees are to be retained. See also Section A - Planning, Item 5.

7. Roads

- (a) All internal roads shall be constructed by the developer and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest City standards and requirements.
- (b) The following is a summary of the various classifications of the roads associated with the plan:

<u>Name</u>	<u>Classification</u>	<u>R.O.W. Width</u>
Eglinton Avenue West	Arterial	45 m (148 ft.)
McLaughlin Road (Scenic Route)	Collector	26 m (86 ft.)
Street 'A'	Minor Collector	22 m (72 ft.)
Street 'B'	Local Residential	20 m (66 ft.)
Street 'C'	Local Residential	20 m (66 ft.)
Buffer Road Portion of Street 'C'	Local Residential	17 m (56 ft.)
Street 'D'	Local Residential	20 m (66 ft.)
Court 'E'	Minor Local Residential	17 m (56 ft.)

- (c) The connecting roads shall be located such that they align precisely with their continuation beyond the subject lands.
- (d) Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands to be undertaken at the developer's expense.
- (e) Access to various lots and blocks within the plan shall be from the internal roads with no access permitted onto Eglinton Avenue West and McLaughlin Road.
- (f) Prior to registration of the plan, arrangements shall be made to the satisfaction of the City for the provision of a construction access which shall remain open at the discretion of the Commissioner of Engineering and Works.
- (g) Prior to registration of the plan, satisfactory arrangements shall have been made to ensure the clean-up of all materials tracked onto existing and proposed roads by vehicles used in conjunction with building operations on the subject lands (re mud tracking and dust control).

- (h) Should this development precede the reconstruction of Eglinton Avenue West across the frontage of the subject site, the developer will be required to undertake intersection improvements (including any required streetlighting) at Street 'A' and Eglinton Avenue West without credit to any Major Road Improvement Levies, to the satisfaction of the City.
- (i) Should this development precede the registration and servicing of the plan to the north (T-83027), the developer shall then be required to make satisfactory arrangements with the City to provide a temporary second access to this site at a location mutually agreed upon by the City and the developer.
- (j) Prior to registration of the plan, arrangements satisfactory to the City shall be made for the westerly termination of Court 'E' and the easterly termination of Street 'D' with temporary turning circles.
- (k) A 1.2 m (4 ft.) chain link fence shall be provided between the buffer road (Street 'C') and the major roads (with pedestrian gaps) to the satisfaction of the City, except where a different form of screening treatment is required to reduce headlight glare, to the satisfaction of the City Engineering and Works Department. See Section A - Planning, Item 8.
- (l) See also Section A - Planning, Item 25.

8. Sidewalks

Concrete sidewalks 1.5 m (5 ft.) wide shall be constructed in accordance with the latest City standards and requirements and in locations approved by City Council.

Prior to registration of the plan, the developer is to make a cash contribution to the City for a future sidewalk on the Eglinton Avenue West and McLaughlin Road frontages of this plan. This amount is to be determined by the City during the engineering submissions.

9. Streetlighting

Streetlighting shall be provided in accordance with the latest City standards and requirements.

10. Traffic Signals

The developer will be required to pay 50% of the cost of signalization at the intersection of Eglinton Avenue West and Street 'A'.

11. Signs

All street and traffic signs required within this proposed plan of subdivision shall be supplied and erected by the applicant.

12. Landscaping

All portions of road allowances not covered by roads and sidewalks shall be fully sodded with No. 1 nursery sod and shall be considered as part of the construction costs.

Blocks 142 and 143 and all other blocks for which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Engineering and Works.

Prior to registration of the plan, the applicant is to make arrangements satisfactory to the City to secure the grading, topsoiling and sodding of the private lots and the placement of 150 mm (6") of gravel on the driveways once the building works are completed. Prior to the registration of the plan, arrangements satisfactory to the City are to be made for the provision of a \$200,000.00 Letter of Credit in hand to guarantee these works over and above the securities required to complete the outstanding municipal services and the maintenance of the completed services. A reduction of the \$200,000.00 is only to be considered after 45 of the 136 lots have been completed to the City's satisfaction.

Future parkland - Block 137 shall be graded, levelled with top soil and sodded. Specifications for this work are to be prepared by the City Engineering Department and the City Recreation and Parks Department and included in the Servicing Agreement.

13. Land Dedications

- (a) Sufficient right-of-way for all roads associated with the plan in accordance with the widths specified under Section C - Engineering, Item 7 shall be dedicated as public highway on the proposed plan for registration.

The widenings required at intersections for vehicular channelization and at locations specified for bus bays are to be to the latest City standards and requirements.

- (b) A 12.5 m (41 ft.) right-of-way widening (Block 138) along the Eglinton Avenue West frontage towards an ultimate 45 m (148 ft.) right-of-way shall be dedicated gratuitously to the City.
- (c) A road widening (Block 146) along the McLaughlin Road frontage towards a 26 m (86 ft.) right-of-way shall be dedicated gratuitously to the City.
- (d) 15 m (50 ft.) sight triangle dedications are required at the intersections of Street 'A' and Eglinton Avenue West and McLaughlin Road and Eglinton Avenue West. These sight triangles are to be measured from the widened limit of Eglinton Avenue West and McLaughlin Road.

During first engineering submission, the City shall determine what storage and taper distances are required along McLaughlin Road north of Eglinton Avenue West.

- (e) Prior to registration of the plan, the developer shall deed gratuitously to the City of Mississauga those lots upon which the temporary turning circles will be constructed. The City will return the lots to the developer once Street 'D' and Court 'E' are continued physically and legally. Sufficient securities are to be provided to the City to ensure that these lots are maintained in a manner satisfactory to the City until they are returned to the developer.
- (f) Prior to registration of the plan, the developer shall deed gratuitously to the City Blocks 142 and 143 which are to be developed in conjunction with adjacent lands. Securities are to be posted with the City to ensure that these lands are maintained by the developer to the satisfaction of the City until they can be developed.

14. Easements

Any external easements required to service the property must be obtained by the applicant and conveyed gratuitously to the City or the Regional Municipality of Peel prior to any servicing submission being made to the City Engineering Department.

All easements within the plan which are required for proper servicing of the land, shall be transferred to the City or the Regional Municipality of Peel.

15. Utilities

The applicant, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to the signing of the Servicing Agreement for residential development, the developer must submit in writing evidence to the Commissioner of Engineering and Works that he has made arrangements with the Bell Telephone Company, the Cable T.V., and the Hydro for the installation of their cable in a common trench, in the prescribed location on the road allowance for the plan of subdivision.

The requirements of Hydro Mississauga with respect to easements shall be met prior to the registration of the plan.

The applicant should contact Hydro Mississauga to determine the precise extent of their requirements.

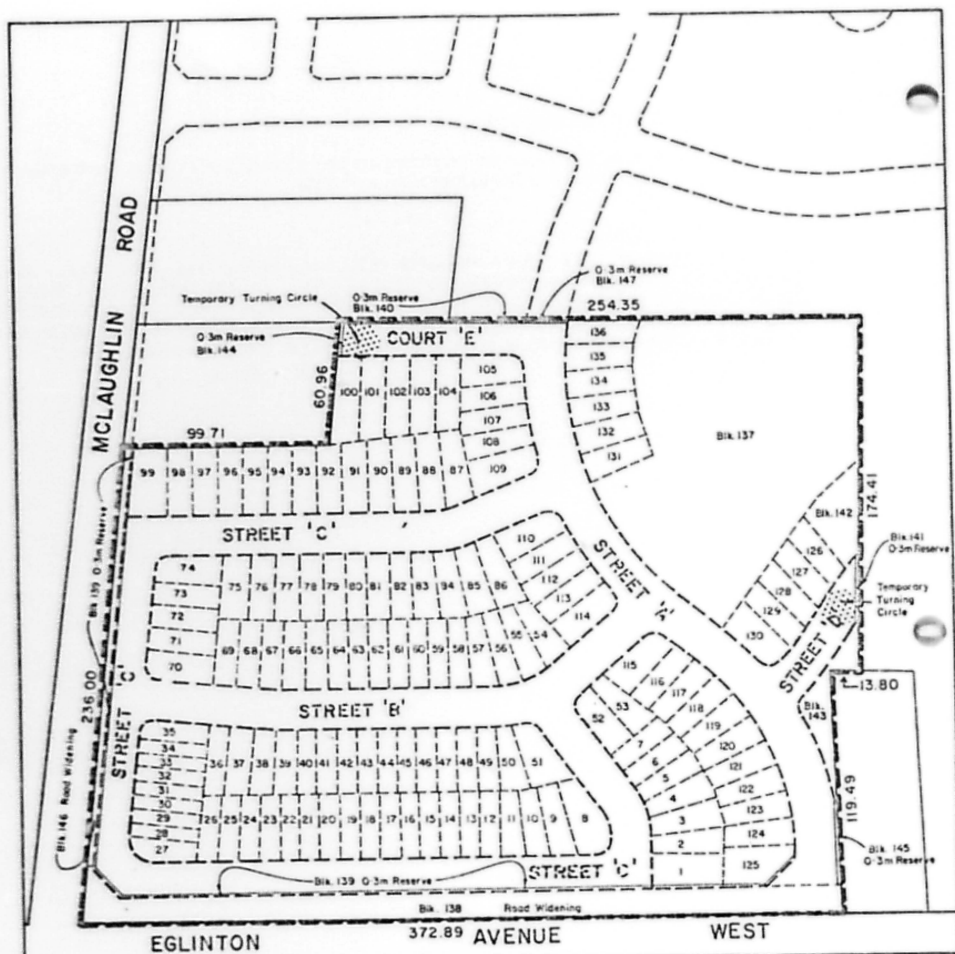
See also Section B - Financial, Item I(c).

16. 0.3 m (1') Reserves

0.3 m (1') reserves as shown on the attached plan shall be transferred gratuitously to the appropriate authority.

THE REQUIREMENTS OF THIS REPORT WILL BE EFFECTIVE FOR ONE YEAR SUBSEQUENT TO DRAFT APPROVAL BY THE REGION. AFTER THIS DATE A REVISED CONSOLIDATED REPORT WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING AND LEVY REQUIREMENTS MENTIONED IN THIS REPORT, THE STANDARDS AND LEVIES IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.

1484a/0140a



APPLICATION: GOLDOME DEVELOPMENT CORPORATION



AREA OF DRAFT PLAN T-84037

CITY OF MISSISSAUGA PLANNING DEPARTMENT



SCALE: 0 25 50 metres

FILE NO. T-84037

DWG. NO. 703

DATE: 1995 April 23

PLANNING COMMITTEE

D. A. R. Ogilvie,

Finance

Document #3510f

April 23rd, 1985

SUBJECT: GOLDCRE DEVELOPMENT LIMITED SUBDIVISION T-84037 IN HURONTARIO -
FINANCIAL IMPACT REPORT

I. The Hurontario District:

The Hurontario District is located in north-central Mississauga, directly north of the City Centre (see Map 1). The area is bounded by Matheson Boulevard in the north, the Parkway Belt (which includes Highway 403 and the Hydro transmission line) on the east and south and the proposed extension of Mavis Road on the west. Eglinton Avenue and Hurontario Street are the main east-west and north-south routes.

Most of the district is situated within the Cooksville Creek watershed. Western extremities of the district are drained by two tributaries to the Credit River, while an eastern section is drained by the Little Etobicoke Creek. The area along the major branch of the Cooksville Creek is designated as greenbelt.

Neighbourhoods #3, 5, 6 and 7 have been released for development by City Council resolutions.

II. Proposed Subdivision by Goldcre Development Ltd. (T-84037).

The following briefly summarizes the proposed subdivision T-84037, Part I.

- o Location: - North East corner of McLaughlin Road and Eglinton Avenue, Neighbourhood #5 in Hurontario.
- o Size: - 10.076 ha. (24.89 ac.)
- o Proposed Dwellings: - Singles 128
Townhouses 9
- o Population: - approximately 480

A. Impact on District Population

The projected population of 481 persons for plan T-84037, will increase the population approved for Hurontario by .9% to 8751 persons. This represents 16.6% of the ultimate projected population for Hurontario. Total population approved so far for all New Residential Districts increases by only 0.2% to 29,684 persons or 14.8% of the ultimate projected population for the five districts.

Table 1: Population Summary for Hurontario

Neighbourhood	Ultimate (1) Population	This Plan Population	% Ultimate	Approved to Date (2) Population	% Ultimate	Total Incl. This Plan Population	% Ultimate
1	9550	-	-	-	-	-	-
2 to be determined	-	-	-	-	-	-	-
3*	8,560	481	5.6	-	-	481	5.6
4	4,330	-	-	-	-	-	-
5*	11,980	-	-	1,191	10.0	1,191	10.0
6*	9,960	-	-	3,973	39.9	3,973 (3)	39.9
7*	8,440	-	-	3,106	36.8	3,106	36.8
Total	52,820	481	.9	8,270	15.7	8,751	16.6

* Denotes neighbourhoods released for development by Council.

(1) Ultimate population from amended secondary plan (May 1984).

(2) "Approved" means Consolidated Report adopted by Council.

(3) Does not include future population in apartment buildings in T-83005.

Table 2: Population Summary for All New Residential Districts

District	Ultimate (1) Population	Plans Before Planning Committee Pop.	% Ultimate	Approved to Date(2) Pop.	% Ultimate	Total Incl. Plans Before Committee Pop.	% Ultimate
Central Erin Mills	47,830	-	-	2,343	4.9	2,343	4.9
East Credit	65,360	-	-	4,619	7.1	4,619	7.1
Erin Mills West	12,551 (3)	-	-	12,551	100.0	12,551	100.0
Hurontario	52,820 (4)	481	.9	8,270	15.7	8,751 (5)	16.6
Lisgar	22,100	-	-	1,420	6.4	1,420	6.4
Total	200,661	481	0.2	29,203	14.6	29,684	14.8

(1) Ultimate population from secondary plan for each district.

(2) "Approved" means Consolidated Report adopted by Council.

(3) Ultimate population from estimates submitted for draft approval for Erin Mills West subdivisions T-82034, T-83021 and T-83022.

(4) Does not include any estimate for Neighbourhood #2.

(5) Does not include population from proposed apartment buildings in T-83005.

B. Development Levy Summary

Total levies for this application amount to \$483,000. Total net levies due on applications in Hurontario now amount to over \$7.5 million.

Total levies for subdivisions approved in all new development districts presently are projected at \$23.6 million. This amount represents the net amount due after credits of about \$10 million have been deducted. One third of the credits are for dedication of parkland in Central and West Erin Mills, the other two thirds are granted for watercourse and road emplacements.

Table 3: Development Levy Summary for Hurontario

	Potential Levies (\$'000)				
	This Plan	Approved to Date (1)	Total Including Plan Before Committee		
			Gross	Estimated Credits	Net
Roads	148	2,890	3,038	823	2,215
Watercourses	61	1,203	1,264	1,203	61
Engineering Sub-total	209	4,093	4,302	2,026	2,276
General Government	29	522	551	-	551
Fire	10	199	209	-	209
Transit	12	222	234	-	234
Library	36	656	692	-	692
Recreation and Parks	187	3,401	3,588	-	3,588
Total	483 (2)	9,093	9,576	2,026	7,550

(1) "Approved" means Consolidated Report adopted by Council.

(2) In addition to regular levies a special erosion levy is payable in the amount of \$1,268/ha (\$10,759).

Table 4: Development Levy Summary for All New Residential Districts

	This Plan	Approved to Date (1)	Potential Levies (\$'000)		
			Total Including Plan		
			Before Committee		
			Gross	Estimated Credits	Net
Roads	148	11,240	11,388	3,490	7,898
Watercourses	61	4,674	4,735	3,465	1,270
Engineering Sub-total	209	15,914	16,123	6,955	9,168
General Government	29	1,841	1,870	-	1,670
Fire	10	705	715	-	715
Transit	12	781	793	-	793
Library	36	2,316	2,352	-	2,352
Recreation and Parks	187	12,013	12,200	3,422 (2)	8,778
Total	483	33,570	34,053	10,377	23,676

- (1) "Approved" means Consolidated Report adopted by Council.
 (2) Credits for dedication of parkland.

C. Land Dedication:

The land dedications required from this subdivision are as follows:

- o Parkland: - 1.51 ha. (3.73 acres). This represents an overdedication of 1.006 ha (2.48 acres). Goldcove Development Ltd. shall be compensated for this overdedication. This acquisition has been identified in the 1986 Capital Budget.
- o Roads: - A 12.5 m right-of-way widening along Eglinton Avenue West frontage is required.
 - A road widening along the McLaughlin Road frontage toward a 26 m right-of-way is required.

III. Capital Requirements and Impact on Capital Budget

The capital requirement of this subdivision will be based largely on the standards set out in the City's development levy policy. Planning and financing the capital works will be carried out as part of the City's annual Capital Budget review process.

The appendix includes a set of charts showing the capacity of existing major recreation and library facilities (which could provide service to this community) and the number of people by district using the facilities at the present time and in the future.

o Fire

- The existing fire service has only limited capacity to provide adequate protection to Hurontario, with primary coverage to be provided from Station #1 (see Map 3). New Station #14 (Britannia Road and Highway #10) is included in the Capital Budget in 1987, but not yet funded. Land acquisition and design for Station #17 (Kennedy Road and Eglinton Avenue), is also included in the Capital Budget for 1988 and 1989. However, based on existing reserve fund balances and projected development levy receipts for the next few years, only two new fire stations can be entirely financed from levies. (Station #13 and #15 are also proposed for construction in 1988 and 1989).

o Library

- The long term plan projects a neighbourhood branch library for the Hurontario District. This project is not listed in the 1985-89 Capital Budget and is unlikely to be affordable in the City's capital budget until the District is completely developed. Residents of Hurontario will be able to obtain library services at the branch in Mississauga Valley and eventually in the proposed new Central Library.

The graph in the appendix for the Mississauga Valley Library shows that with a bookstock for about 20,000 people the library serves about 48,000 people. However, more books were added to the library during 1984 and further additions will be made in the coming years. A large number of people can also be expected to use the extensive resources of the Central Library instead of Mississauga Valley until the new Central Library is built.

o Transit

- New equipment is purchased and allocated to routes on the basis of passenger demand. The 1985-89 Capital Budget proposes the purchase of 80 additional buses, but none has yet received funding approval. However, given existing and projected reserve fund balances, it is likely that this area can be provided with Transit service at such time that the amount of development warrants service in accord with Transit policies approved by Council in 1983.

o Recreation and Parks

- In the later years of the capital budget, various facilities are proposed for the Hurontario District including playground equipment, ball diamonds, and soccer fields. In the meantime residents can use playing fields and major recreation facilities in Mississauga Valley.

o Recreation & Parks
(Cont'd)

- The appendix includes a graph for the Mississauga Community Centre and Pool and the Arena. The graph for the Community Center and Pool shows that presently there is sufficient capacity to accommodate residents in subdivisions approved so far. However, when all the released neighbourhoods are draft approved, the pool and community centre will be 50% over capacity.

The arena is at capacity just with the current population of Mississauga Valley. However, residents using Mississauga Valley Arena can also use Dixie, Burnhamthorpe and Huron Park Arenas for recreational skating.

o Engineering and Works -

- All internal services for the subdivision are to be emplaced by the developer. No levy credits are applicable to this subdivision.

- Roads

The reconstruction of Eglinton Avenue from Hurontario Street to Mavis Road is proposed in the 1986 Capital Budget at a net City cost of \$1.6 million.

The reconstruction of McLaughlin Road from Eglinton Avenue West to Street 'C' of the draft plan to the north (T-83027) is included in the 1985 Capital Budget at a gross city cost of \$450,000.

The developer will pay 50% of the cost of signalization works at Street "A" and Eglinton Avenue West.

- Watercourse Works and Sewers:

The storm sewer outlet for this site is the proposed storm sewer system to be constructed by T-84001 to the south. Therefore, prior to servicing and registration, T-84001 must be registered and the storm sewers completed to the satisfaction of the City.

- Special Levy

In lieu of the developer undertaking on-site detention works on the residential portion of the draft plan, he is to pay a special levy prior to the servicing or registration of the plan. This levy in the amount of \$1,268/ha will be used for future erosion control works on the Cooksville Creek. This is over and above the normal levies.

IV. Conclusion

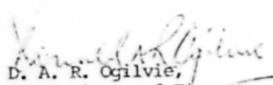
The projected population for this proposed subdivision is quite small. On its own, the area would not warrant the provision of extensive additional facilities for fire, library, transit and recreation purposes. There will likely be levy shortfalls for major services during various stages in the development of the Hurontario District resulting from pressure to emplace facilities before all of the required population has arrived. At these times, the City will have to find alternate financing solutions or review the affordability of additional services.

Recommendation:

- (1) That the financial impact report of the Commissioner of Finance dated April 23rd, 1985, on the Goldome Development Ltd. subdivision in Hurontario (T-84037) be received.




cc/rr:

c.c. E. M. Halliday,
City Manager.

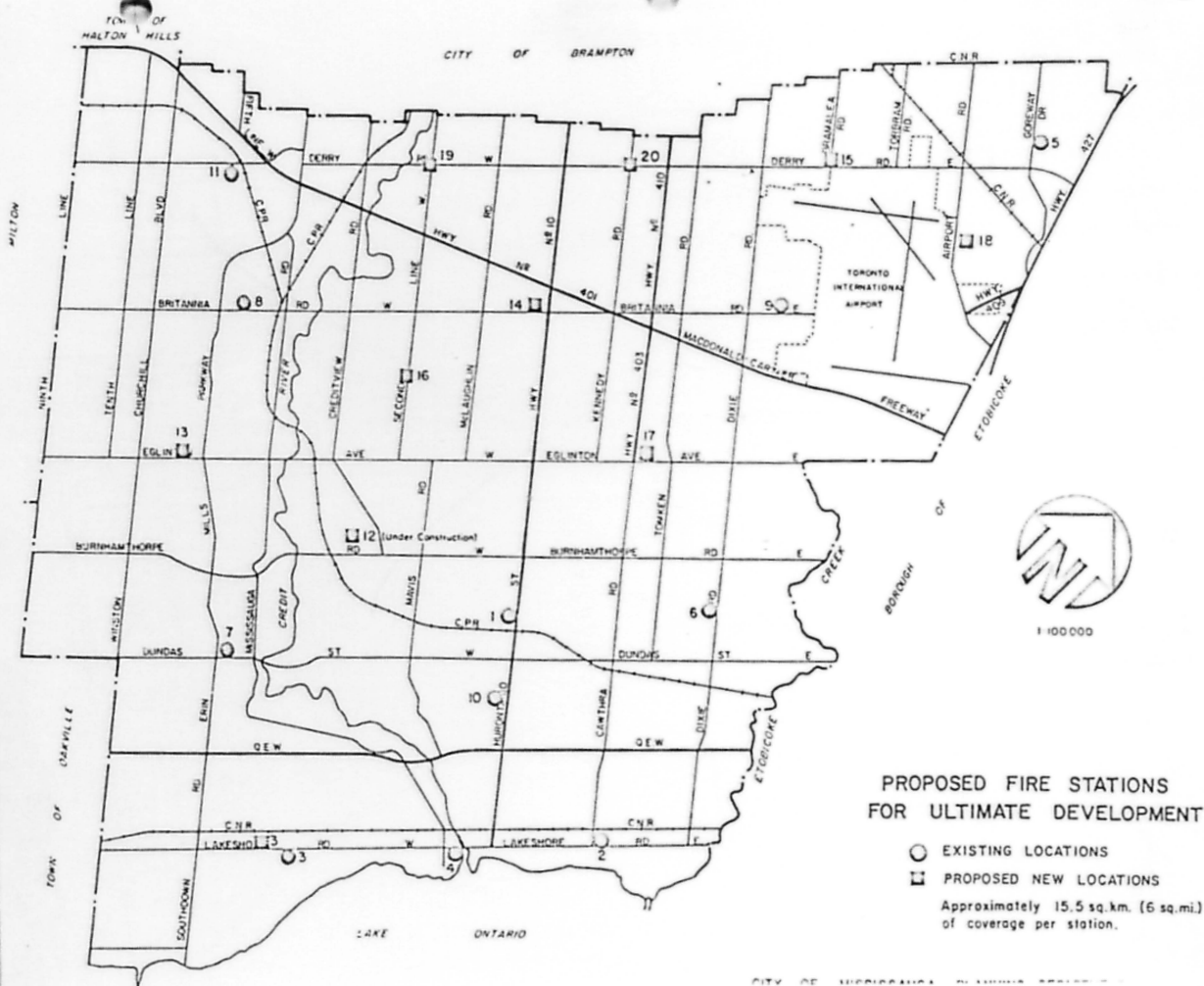

D. A. R. Ogilvie,
Commissioner of Finance.

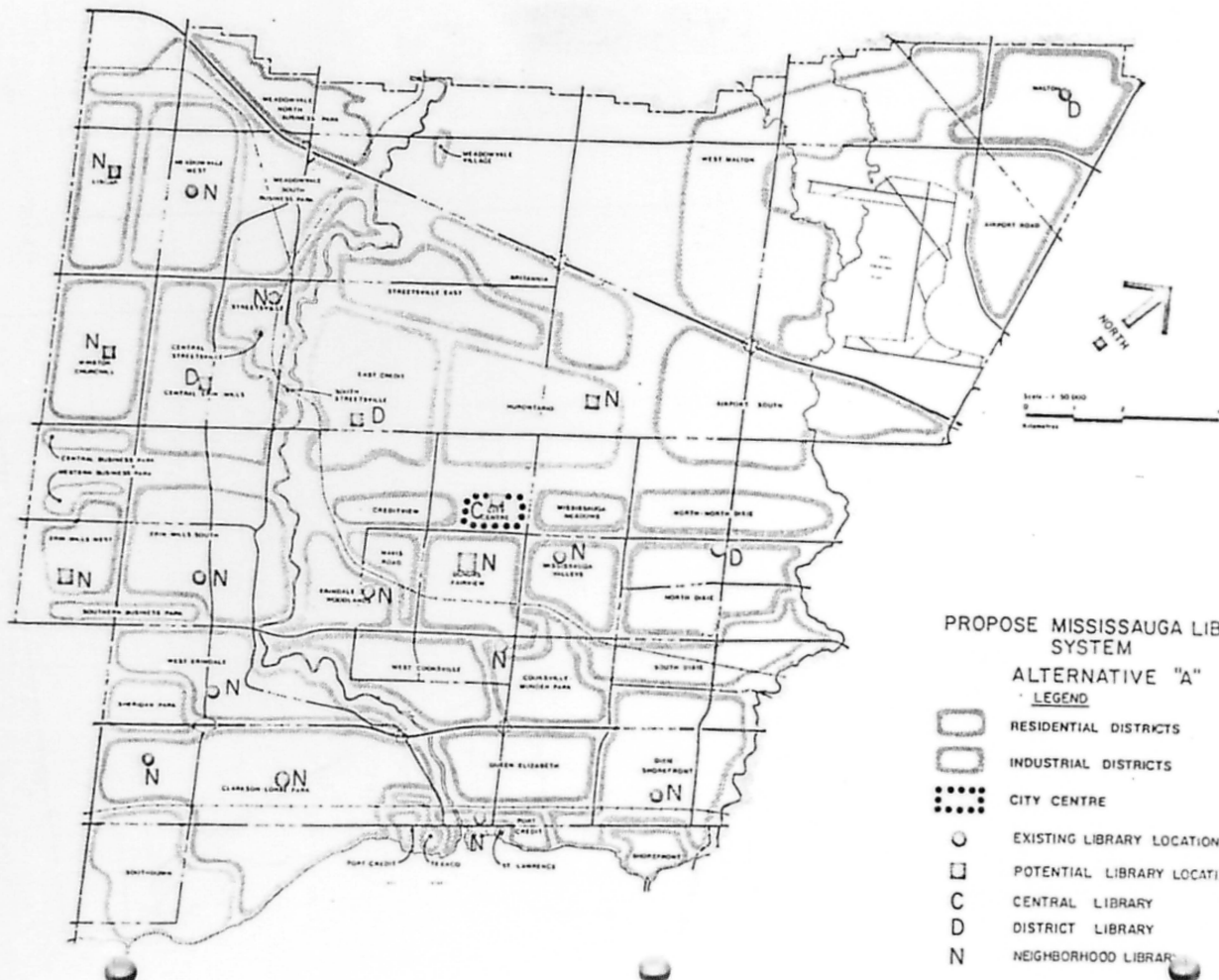


CITY
COUNCIL - APPROVED
SUBDIVISIONS WITHIN
RELEASED NEIGHBOURHOODS

-  AREA OF T-84037
-  SUBDIVISIONS APPROVED BY CITY COUNCIL
-  BOUNDARY OF RELEASED NEIGHBOURHOODS

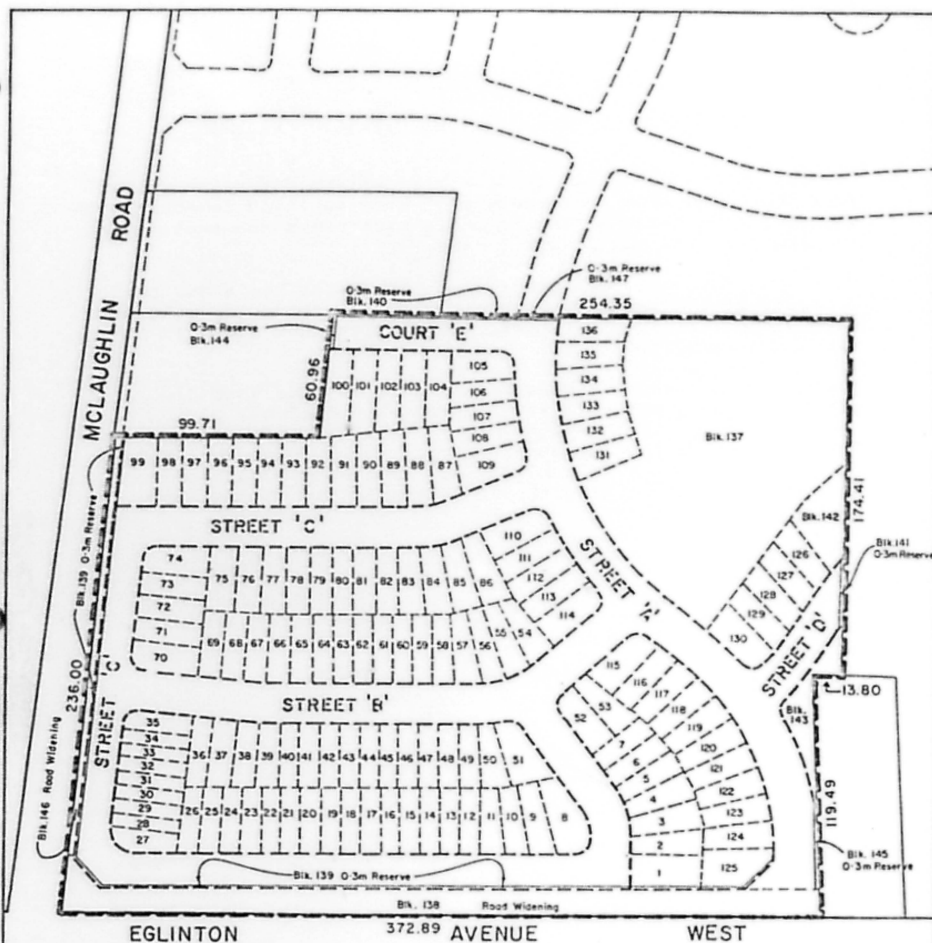
DWG NO. M 100





DWG. NO. M-202 D JULY 1974

MAP 3



APPLICATION: GOLDOME DEVELOPMENT CORPORATION



AREA OF DRAFT PLAN T-84037



SCALE: 0 25 50
metres

FILE NO. T-84037

DWG. NO. 703

DATE: 1985 April 23

CITY OF MISSISSAUGA PLANNING DEPARTMENT

Impact of Approved Subdivisions
on Existing Recreation and Library Facilities

The following bar charts for the Mississauga Community Center, Pool and Arena show the capacity of each facility together with the number of persons from each district using the facility at the present time and in the future.

There are four bars on each graph. The first bar shows the capacity of the facility according to levy standard. (In the case of libraries, the December, 1983 bookstock was used to calculate capacity).

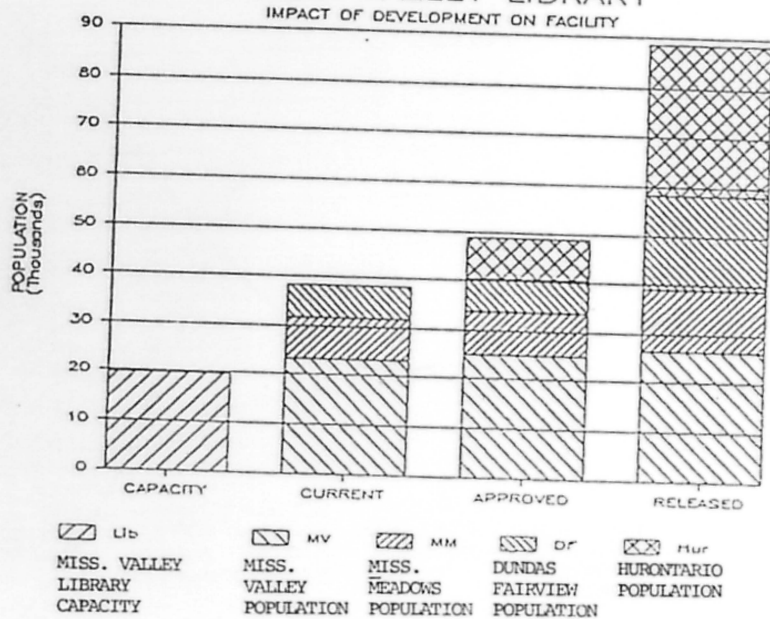
The second bar shows the number of persons from each district currently using the facility (Current Population).

The third bar shows for each district the current population plus the population in subdivisions draft approved by Council in the new residential districts that will use the facility (Approved Population).

The fourth graph shows the potential population for each district that will eventually use the facility, assuming no new facilities are built. For the new residential district the potential population only includes released neighbourhoods. (Released Population).

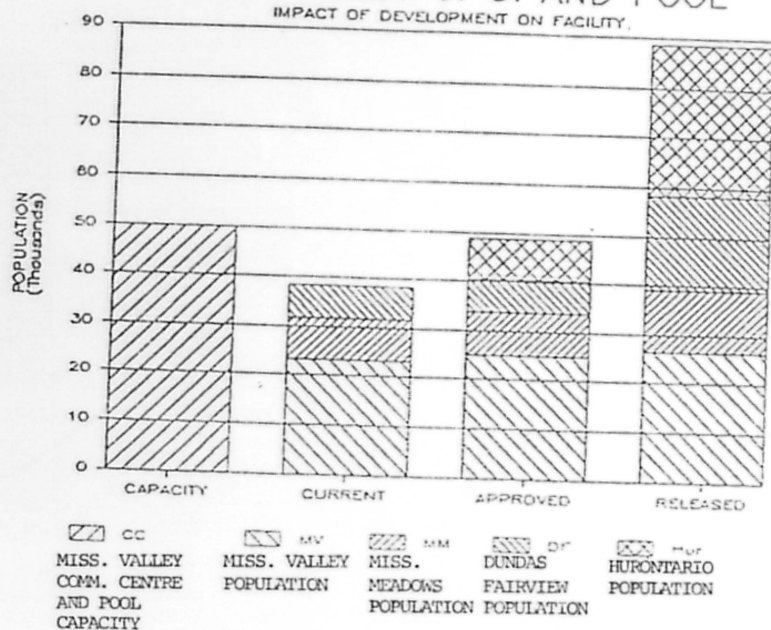
MISS. VALLEY LIBRARY

IMPACT OF DEVELOPMENT ON FACILITY

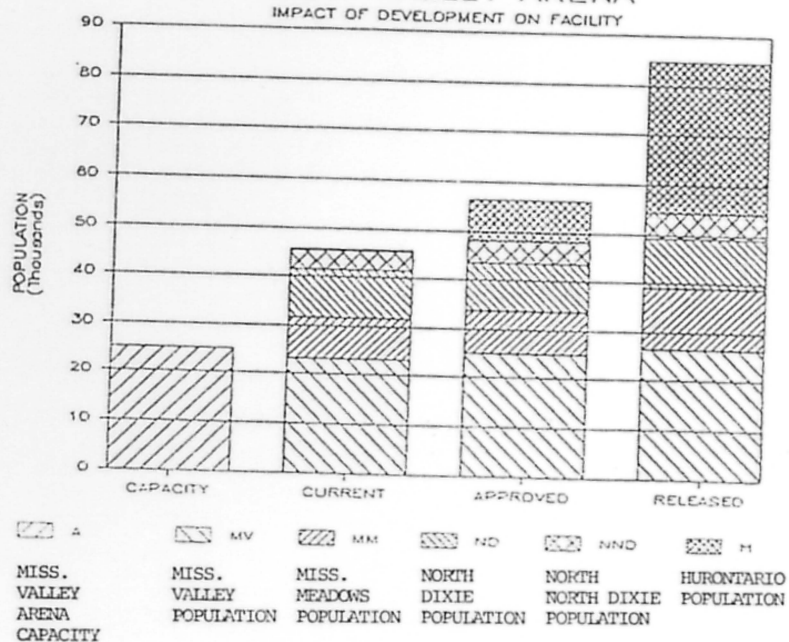


MISS. VALLEY C. C. AND POOL

IMPACT OF DEVELOPMENT ON FACILITY.



MISS. VALLEY ARENA IMPACT OF DEVELOPMENT ON FACILITY





City of Mississauga

MEMORANDUM

UB-10

To: H. MCCALLION, MAYOR, AND MEMBERS OF
CITY OF MISSISSAUGA COUNCIL

From: IAN W. SCOTT, COMMISSIONER

Dept: RECREATION & PARKS DEPARTMENT

G. C. DATE MAY 08 1985 E. A. DATE MAY 08 1985

May 2, 1985.

SUBJECT:

Toronto and District Jewellers Association Picnic

ORIGIN:

Recreation and Parks Department

COMMENTS:

The Toronto and District Jewellers Association is holding a picnic and Beer Garden for approximately 500 members on Sunday, June 16, 1985, at Wildwood Park from 11:00 a.m. to 6:00 p.m. Events at the picnic will include a pick-up baseball game, barbeque, children's games, and a beer garden.

The group has applied for a Special Occasions Permit with the L.L.B.O. and have also been advised to inform the following organizations in this regard: Peel Regional Police, Peel Health Department and Mississauga Fire Department.

The group will be responsible to restore all areas used to their original state.

RECOMMENDATION:

That the Liquor License Board of Ontario be advised that the City of Mississauga has no objections to the issuance of a Special Occasions Permit to the Toronto and District Jewellers Association for operating a beer garden on Sunday, June 16, 1985, between 11:00 a.m. and 6:00 p.m. in Wildwood Park.

Approved by:
City Manager

Ian W. Scott/RA
Ian W. Scott, Commissioner,
Recreation and Parks Department

J

RP:pc

8163r/0012r

c.c. E. M. Halliday, City Manager



P-1

May 7, 1985

Dear Madam Mayor:

Mrs. Inman's care and great love for the birds and animals is a rare quality. It is a privilege for students, teachers and the community to see such care for wildlife. We feel that a true, caring community spirit exists in Mississauga and the Bird Sanctuary is both a compliment and an asset to our community life. To have this disappear for the sake of development, would be a great loss for all.

Yours sincerely, *Trachus al. Pierre Laporte*
C. Silane *S. Palwater* *L. Daniel Pam Ronzi*
M. Da Silva *M. Regis* *M. Deherty*
H. Lavery *B. McKeown* *M. Crozon*
J. Gaudin *C. Lameley* *J. Dujak*
Phillips *R. Mutaneth* *J. Cunningham*
 ROAD • MISSISSAUGA, ONTARIO - L5L 1C1 • PHONE 820-5115

2266 COUNCIL RING ROAD • MISSISSAUGA, ONTARIO - L5L 1C1 • PHONE 820-5111



Deer Run Community Association

1084 Deer Run
Mississauga, Ontario L5C 3N4
May 8, 1985

Mayor Hazel McCallion
The Corporation of the City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Subject: Active Park Facilities in the Deer Run Area

Dear Mayor McCallion:

On behalf of the residents represented by the Deer Run Community Association, we would like to demonstrate the strength of support for the purchase of Site "A", the released school site on Deer Run and Rathburn Road, to be developed into an active park facility.

We have solicited 1,024 signatures which represents 668 households out of a total of 828. Of the remaining homes approximately 10 were opposed. The other homeowners were either not available or not yet moved in. Of the houses canvassed we obtained approval by more than 98% of the homeowners.

We would like to request that you invite the executive of the Homeowner's Association to be present when the Parks Brief and/or our Petition is presented to Council, for our input and participation in this very important discussion.

Thank you for your consideration in the above matter and we look forward to your reply.

Sincerely,

DEER RUN COMMUNITY ASSOCIATION

G. E. Moellenkamp, P. Eng.,
Chairman

GEM/mjc
Enclosures



Deer Run Community Association

April 2, 1985.

THE CREDITVIEW AREA HAS A SEVERE SHORTAGE OF ACTIVE PARKLAND. We the residents of the west Creditview area hereby petition the City of Mississauga to purchase the released school site on Deer Run at Rathburn Road for the development of active park facilities subject to Community Input and Site Plan Control.

NAME	ADDRESS	TELEPHONE
Edward Toward	4119 Lastrada Hts	270-9942
Lynn Toward	"	270-9942
Al Pacheco	4189 "	270-9709
B. Pacheco	4189 "	270-9709
B. Orsola	4195 Lastrada Hts	276-1500
B. Orsola	4195 "	276-1500
B. Orsola	4111 "	848-0869
Rickard Jones	4143 "	270-8822
Sandra Jones	"	"
Chris Brown	4151 Lastrada	279-4435
Georgia Brown	"	279-4435
Walter Brown	4219 "	279-3112
Dora Brown	"	"
Joe Brown	4239 Lastrada	273-3394
David Brown	"	"
Alison Brown	4243 Lastrada Hts	279-4548
Mary Brown	"	"
Jim Brown	4247 Lastrada Hts	270-3792
Lynn Brown	4247 Lastrada Hts	270-3792
Al Brown	4267 Lastrada Hts	272-1189
Al Brown	4211 Lastrada Hts	275-0885
Al Brown	"	"
Kim Haines	4276 Lastrada Hts	276-2037
Linda Haines	4240 Lastrada Hts	848-9765
Paul Haines	"	"
Robert Haines	4256 Lastrada Hts	848-9416
Al Haines	4244 "	273-0855
Robert Haines	4236 "	277-0041

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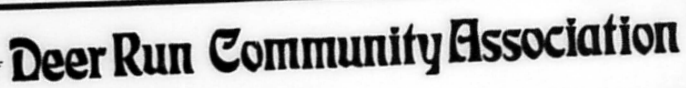
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NAME	ADDRESS	TELEPHONE
P. Manning	4088 Lestrada Hts	273-5267
R. Hough	4092 " "	848-8343
M. & J. Brown	4096 Lestrada Hts	848-0260
Ph. Andrew	4104 LESTRADA HTS	272-4566
Phyllis Andrew	" " "	" "
T. J. J. J.	4108 LESTRADA	277-4850
James J. J.	4108 LESTRADA HTS	277-4850
R. G. G.	4112 Lestrada Hts	270-3946
James J. J.	4112 Lestrada Hts	270-3946
Robert S. S.	4116 Lestrada Hts	273-4730
Robert S. S.	4116 Lestrada Hts	273-4730
J. L. L.	4120 Lestrada Hts	275-3926
J. L. L.	4120 Lestrada Hts	275-3926
James J. J.	4124 Lestrada Hts	279-1781
James J. J.	4124 Lestrada Hts	279-1721
John R. R.	4132 LESTRADA HTS	848-2478
John R. R.	4132 LESTRADA HEIGHTS	848-2478
John R. R.	4136 Lestrada Hts	848-9491
John R. R.	4136 Lestrada Hts	848-9491
John R. R.	4144 Lestrada Hts	279-2414
John R. R.	4148 LESTRADA HTS	273-6463
John R. R.	4147 LESTRADA HTS	279-4041
John R. R.	4147 LESTRADA HTS	279-4041
John R. R.	4139 Lestrada Hts	270-3124
John R. R.	" "	" "
John R. R.	4131 LESTRADA	279-8575
John R. R.	4123 Lestrada Heights	276-8268
John R. R.	" "	" "
John R. R.	4123 Lestrada	276-8268

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NAME	ADDRESS	TELEPHONE
Nancy M. Donahue	4231 Lastrada Hts	273-4263
Chris Fortin	4231 Lastrada Hts	273-4263
Arsenia Fortin	4231 Lastrada Hts	273-4236
M. Donna	4223 Lastrada Hts	273-4038
Rail Donazio	4223 Lastrada Hts	273-4038
Sandra Corcoran	4220 Lastrada Hts	270-9675
Peter Corcoran	4220 Lastrada Hts	270-9675

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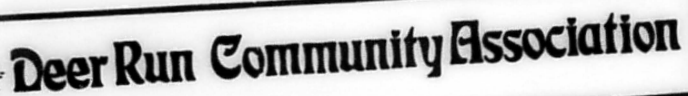
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NAME	ADDRESS	TELEPHONE
Gloria Papamichael	1054 Whispering Wood Dr.	848-2717
Stacy Pasquonino	1054 Whispering Wood Dr.	848-2717
Robert Pankaj	1062 Whispering Wood Dr.	270-5720
Vide Pankaj	1062 Whispering Wood Dr.	270-5720
Robert Kothari	1066 Whispering Wood Dr.	848-4878
John Pankaj	1056 Whispering Wood Dr.	276-6535
Francis Pankaj	1042 Whispering Wood	848-1859
Rita Pankaj	1042 Whispering Wood	848-1859
Armando Pankaj	1038 Whispering Wood	276-1963
Mike Pankaj	1034 Whispering Wood	848-5988
EDDIE FARNE	1032 WHISPERING WOODS	272 3105
HAROLD DUNCAN	1048 WHISPERING WOOD DR.	276-3820
FLORENCE STANFIELD DUNCAN	1048 WHISPERING WOOD DR.	276-3820
P. Jacinto	1044 WHISPERING WOOD DR.	848-1345
C. McJannet	1044 Whispering Wood Dr.	848-1345
M. Pankaj	1040 Whispering Wood Dr.	276-3820
Alison Pankaj	1012 Whispering Wood Dr.	848-5191
SIGMA SERRANO	1010 " " "	848-5972
Maria Schiavone	1010 Whispering Wood Dr.	848-5972
Andre Ucar	1008 " " "	277 9896
Luz E. Ucar	1006 " " "	848-5226
Jose RODRIGUES	1004 " " "	270-7135
Lo Mphoney	1002 Whispering Woods	279-5344
Hi Mahony	1002 Whispering Woods	279-5344
Lo Mphoney	998 Whispering Wood	279-3345
Conc. Pankaj	992 WHISPERING WOOD DR.	275-0886
D. Mankaj	990 Whispering Woods Dr.	270-7159
JOSE DAVINES	928 WHISPERING	275 7817

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NAME	ADDRESS	TELEPHONE
Benny Ray	986 Whispering Wood	277-4358
John Jones	1068 WHISPERING wood	275-8329
Robert Jones	1068 WHISPERING Wood	275-8329
Max Morris	1068 Whispering Wood Dr	275-8329
Myra Ray	1050 Whispering Wood Dr	270-5424
G. Gray	1050 Whispering Wood Dr	270-5424
T. Gray	1050 Whispering Wood Dr	270-5424

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NAME	ADDRESS	TELEPHONE
A. J. [unclear]	1128 STAGHORN	896-0741
[unclear]	1123 STAGHORN	875-7013
[unclear]	1128 Staghorn	896-0741
C.R. Little	1135 Staghorn	275-4246
J. Mangal	4054 ERINDALE ST. RD.	273-5012
J. Mangal	4054 "	873-5012
A. Lai	4050 "	273-7010
DIANE BLOVIN	4040 ERINDALE ST. RD.	848-2221
[unclear]	4040 ERINDALE ST. RD.	848-0221
Wai Bryan	4028 Erindale St. Rd.	275-5411
Yed Bryan	4028 Erindale St. Rd.	275-5411
Jane Elliott	4018 Erindale St. Rd.	848-2617
Wm. Elliott	4018 Erindale St. Rd.	848-2617
David Elliott	4018 Erindale St. Rd.	848-2617
George Perry	4016 Erindale St. Rd.	276-8120
Frank Perry	4016 Erindale St. Rd.	276-8120
Randy Cox	4012 Erindale St. Rd.	275-1567
[unclear]	4011 Erindale Rd.	279-4086
[unclear]	4011 Erindale Rd.	279-4086
Alison Davies	4015 Erindale St. Rd.	848-8817
Vernon Davies	4015 Erindale St. Rd.	848-8847
Martin & Ed Bull	4023 Erindale St. Rd.	279-1746
M. Yaks	4031 Erindale St. Rd.	848-5307
MINH LUU	4035 " "	270-756
Jill [unclear]	" "	" "
[unclear]	4063 " "	270-7281
[unclear]	4071 ERINDALE STN	275-7659
R. MACKS	4071 ERINDALE STA RD.	275-7659

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NAME	ADDRESS	TELEPHONE
R.E. Bell	1135 Staghorn Cr.	275-4246
S. Travis	1124 Staghorn	245-2884
X D. Bryant	1106 Staghorn	279-0129
L. Nugent	1106 Staghorn	" "
G. L. P. M.	1100 Staghorn	848-0895
W. K. M.	1100 Staghorn Court	848-0895
J. M. M.	1094 Staghorn	276-5092
J. Campbell	1088 Staghorn	279-0104
J. R. M.	1077 Staghorn	273-9557
J. M.	"	" "
J. T. RABANILLO	1081 STAGHORN CRT	270-1978
C. RABANILLO	1081 " "	" "
J. M.	1087 Staghorn Court	275-9102
J. M.	1087 " "	" "
X J. M.	1093 STAGHORN COURT	270-2682
W. K. M.	1093 Staghorn Court	" "
J. M.	1101 Staghorn Court	848-5109
J. M.	1101 " "	" "
J. M.	1105 " "	279-9446
J. M.	1105 " "	" "
J. M.	1107 " "	" "
J. M.	1107 " "	" "
J. M.	1113 " "	276-2317
J. M.	1113 " "	276-2317
J. M.	1119 " "	275-1919
J. M.	1123 " "	275-7053
J. M.	1125 " "	270-9072
J. M.	" "	" "

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NAME	ADDRESS	TELEPHONE
K. KARES	4071 ERINDALE ST. RD.	275-7659
T. CHRISTENSEN	"	275-7659
I. CHRISTENSEN	"	275-7659
L. Rinaldi	1127 Staghorn Crt.	277-9060
J. Rinaldi	"	"
N. KOVAT	1107 STAGHORN CRT	273-3928
A. KOVAT	"	273-3928
Bruce Campbell	1088 Staghorn Crt	279 0104
Paul N. Gagnon	1108 Staghorn Crt	848-8191
K. C. Gagnon	1082 Staghorn Crt	277-2677
Henry P. Gagnon	1082 Staghorn Crt	277-2677
Kay G. Gagnon	4274 Erindale St Rd	279-6114
J. P. Gagnon	4662 Erindale St Rd	279-7877
David Gagnon	"	"
John Gagnon	"	"
James Gagnon	4034 ERINDALE ST. RD.	777-8797
John Gagnon	"	"
TAN KRASNIAD	4010 ERINDALE ST. RD. M159.	279-7659
ROBERT J. N. PARO	4019 ERINDALE ST. RD. M159.	275-8609
NANSI FITZPATRICK	"	275-8609
Maureen Ellis	4089 " "	277-8652
Robert Ellis	"	"
Shanta DeBorja	4067 ERINDALE ST. RD.	279-4834
A. H. H. H.	4075 " "	277-9092

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NAME	ADDRESS	TELEPHONE
MIKE NELSON	1124 SHAGBARK CRES	273-3084
YOSHIO MURAKAMI	1187 " "	270-8976
Alfred Berto	1183 " "	275-1456
Bob Hume	1192 " "	275-6464
Gerry Stewart	1192 " "	277-0450
G. Stewart	" "	277-0450
P. Stewart	1198 " "	277-0450
C. Tzoulopoulos	1216 Shagbark Cres	270-5442
C. Tzoulopoulos	1216 Shagbark Cres	276-4097
70 C. Tzoulopoulos	1216 Shagbark Cres	276-4097
70 C. Tzoulopoulos	1218 Shagbark Cres	273-6550
70 C. Tzoulopoulos	1224 SHAGBARK CRES	275-9995
70 C. Tzoulopoulos	1324 SHAGBARK CRES	" "
KATHY McLEOD	1212 SHAGBARK CRES	279-3509
Exp. 1210	1210 Shagbark Cres	276-7838
Exp. 1210	1210 Shagbark Cres	276-7838
2 Mrs. M. M. M. M.	1194 Shagbark Cres	277-9607
2 Mr. & Mrs. T. Robinson	1180 Shagbark Cres	277-4136
2 Mr. & Mrs. C. D. Roberts	1211 Shagbark Cres	273-3690
2 Mrs. & Mrs. C. D. Roberts	1239 Shagbark Cres	276-6517
2 Phyllis & Norm Mikulic	1255 Shagbark Cres	276-8696
2 Mrs. & Mrs. King	1193 Shagbark Cres	275-4921
2 Mrs. & Mrs. King	1032 Lucerne Cres	276-7299
2 Mrs. & Mrs. King	1225 SHAGBARK CRES	276-3168
2 Mrs. & Mrs. King	1222 SHAGBARK CRES	275-2269
2 Mrs. & Mrs. King	" "	" "
2 Mrs. & Mrs. King	" "	" "

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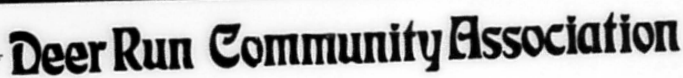
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NAME	ADDRESS	TELEPHONE
Margie Garton	1243 Shagbark Cres	279-6408
Margie Garton	1243 Shagbark Cres	279-6408
Ken Bailey	1251 Shagbark Cres	273-3048
Monica Bailey	1251 Shagbark Cres	273-3048
Fred Young	1247 Shagbark Cres	276-8784
William Young	1245 Shagbark Cres	277-1510
William Young	" " "	" "
William Young	" " "	" "
William Young	1231 SHAGBARK	279-3781
AKMUNDI H. K. MUNDI	" " "	279-3781
NOMUNDI	1231 SHAGBARK	279-3781
H. K. MUNDI	" " "	279-3781
William Young	1229 SHAGBARK	275-6978
William Young	1223 SHAGBARK	273-4413
William Young	1217 SHAGBARK	273-6292
William Young	" " "	" "
William Young	1213 Shagbark Cres	848-9609
William Young	1213 SHAGBARK CRES	848-9607
William Young	1207 SHAGBARK CRES	279-4032
William Young	1205 Shagbark Cres	275-3184
William Young	" " "	275-3184
William Young	1201 Shagbark Cres	276-4870
William Young	" " "	276-4870
William Young	1189 SHAGBARK CRES	273-3024

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NAME	ADDRESS	TELEPHONE
	1067	
GIAN HO	1065 LUCERNE CRES	848-5342
MINH HO	1065 LUCERNE CRES	848-5342
Z. KROGER	1059 LUCERNE CRES	
R.C. LORRINO	1049 " "	596-8907
Paul J. Lalonde	1029 LUCERNE CR	276-4059
S. Lalonde	1025 Lucerne Crescent	279-7222
L. Lalonde	1025 Lucerne Crescent	
P. Lalonde	1029 Lucerne Crescent	276-4059
Paul J. Lalonde	1023 Lucerne Cres.	279-6096
Robert J. Lalonde	1023 Lucerne Cres.	279-6096
Cliff Lalonde	1019 Lucerne Cres.	270-2111
John J. Lalonde	1019 Lucerne Cres.	848-4449
F. Lalonde	1011 LUCERNE CRES.	848-0655
B. Lalonde	1005 LUCERNE CRES.	
Lucerne Cres.	1005 Lucerne Cres.	272-0859
Lucerne Cres.	989 Lucerne Cres.	270-1964
Lucerne Cres.	989 Lucerne Cres.	270-1960
Lucerne Cres.	987 Lucerne Cres.	275-8255
Lucerne Cres.	987 Lucerne Cres.	275-8255
Lucerne Cres.	977 Lucerne Cres.	270-0981
Lucerne Cres.	977 Lucerne Cres.	270-0981
Lucerne Cres.	975 Lucerne Cres.	271-7040
Lucerne Cres.	971 Lucerne Cres.	272-0661
Lucerne Cres.	969 Lucerne Cres.	272-4011
Lucerne Cres.	965 Lucerne Cres.	270-3762

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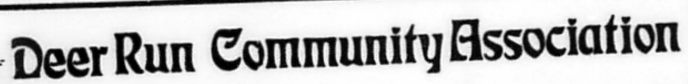
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NAME	ADDRESS	TELEPHONE
EMMY (Mr. & Mrs.)	169 WOODBINE CR.	276-3374
Jones	✓ 1072 LUCERNE CR.	2545-0972
BANVINO	✓ 1074 LUCERNE CR.	273-4789
Pennell	✓ 1078 LUCERNE CR.	273-6423
Jones	✓ 1084 LUCERNE CR.	848-3522
Young	✓ 1076 LUCERNE CR.	848-3738
GUEST	✓ 1046 LUCERNE CR.	849-9790
Foran	✓ 1038 LUCERNE CR.	275-5888
Dis. Ida Tatum	✓ 1038 LUCERNE CR.	273-6879
KERRIDGE	✓ 1022 LUCERNE CR.	848-1103
KALDENBACH	✓ 1014 LUCERNE CR.	848-1345
JUDGES	✓ 974 LUCERNE CR.	279-2678
COHLIN	✓ 976 LUCERNE CR.	273-4153
Waller	✓ 1066 LUCERNE CR.	848-3377
elli	✓ 1044 LUCERNE CR.	275-2587
2 → PAUL & PHOENIXA V	1030 LUCERNE CR.	877-9635
Patton John Maria	1020 LUCERNE CR.	295-6695
W. & V. V. V.	958 LUCERNE CR.	279-2918
Watts	968 LUCERNE CR.	279-9068
B. Watts	" " "	"
R. Joyner	970 LUCERNE CR.	277-1704
V. Joyner	970 LUCERNE CR.	"

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NAME	ADDRESS	TELEPHONE
Mr. Demarche	4100 Deer Run Ct	270-4854
Mr. Demarche	" " "	" "
Mr. Harris	4144 Deer Run Ct	275-3820
Mr. Harris	4144 Deer Run Ct	275-3820
Mr. Harris	4148 Deer Run Ct	275-2928
Mr. Harris	4148 Deer Run Ct	279-2928
Mr. Harris	4148 Deer Run Ct	279-2928
Mr. Harris	4152 Deer Run Court	270-0285
Mr. Harris	4152 Deer Run Court	270-0285
Mr. Harris	4171 Deer Run Court	277-4800
Mr. Harris	4167 Deer Run Ct	270-7500
Mr. Harris	4163 Deer Run Ct	275-5907
Mr. Harris	4163 Deer Run Ct	275-5907
Mr. Harris	4151 Deer Run Ct	276-8050
Mr. Harris	4151 Deer Run Ct	276-8050
Mr. Harris	4155 Deer Run Ct	272-4014
Mr. Harris	" " "	" "
Mr. Harris	" " "	" "
Mr. Harris	1204 Shagbark	276-6025
Mr. Harris	" " "	" "
Mr. Harris	" " "	" "
Mr. Harris	1199 SHAGBARK	275-9514

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NAME	ADDRESS	TELEPHONE
John [unclear]	4072 DEER RUN CT	272-0507
2179 [unclear]	4071 DEER RUN CT	277-9046
David [unclear]	4077 DEER RUN CT	275-5444
Myra [unclear]	11	11
John [unclear]	4087 DEER RUN CT	277-9007
John [unclear]	4112 DEER RUN CT	273-3207
David [unclear]	4112 DEER RUN CT	273-3207
273316 WILKINSON	4104 DEER RUN CT	272-3112
4104 WILKINSON	4104 DEER RUN CT	272-3112
Frank [unclear]	4100 DEER RUN CT	270-3437
John [unclear]	4100 DEER RUN CT	270-3437
John [unclear]	4016 DEER RUN CT	275-7086
John [unclear]	4088 DEER RUN CT	275-5159
John [unclear]	4088 DEER RUN CT	275-5159
John [unclear]	4090 DEER RUN CT	276-6142
John [unclear]	4080	
John [unclear]	4076 DEER RUN CT	848-0688
John [unclear]	4076 DEER RUN CT	848-0688
John [unclear]	4033 DEER RUN CT	276-7048
John [unclear]	4013	
John [unclear]	4111 DEER RUN CT	
John [unclear]	4111 DEER RUN CT	
John [unclear]	4120 DEER RUN CT	
John [unclear]	4120 DEER RUN CT	
John [unclear]	4124 DEER RUN CT	275-0207
John [unclear]	4124 DEER RUN CT	275-0207
John [unclear]	4132 DEER RUN CT	270-9117
John [unclear]	4132 DEER RUN CT	270-9117

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NAME	ADDRESS	TELEPHONE
Frank Rende	447 Deer Run Ct.	276-5936
Dwight Rende	4147 Deer Run Ct.	276-5936
John McHugh	4143 Deer Run Ct.	279-0028
Marilyn McHugh	4143 Deer Run Ct.	279-0028

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NAME	ADDRESS	TELEPHONE
Paul Jordan	4052 Perivale rd	273-6215
Diana Jordan	4052 Perivale Road	273-6215
Donald D. Brown	4054 Perivale RD.	248-0840
C. Komoros Jr	4040 PERIVALE RD.	275-1098
R. Romano	4040 Perivale Rd. Miss	275-1098
L. Luque	1092 DEER RUN	848-5696
M.D. Goss	4052 Perivale RD.	275-0388
S. J. Goss	" " "	275-0388
S. J. Goss	4080 Perivale Rd.	896-0847
V. mailhead	4076 Perivale Rd.	276-9275
C. M. Hand	4076 " "	" "
Robert Hand	4056 Perivale Road.	848-1761
Robert Hand	4056 " "	" "
Robert Hand	4136 PERIVALE RD.	848-9587
Robert Hand	4110 PERIVALE RD.	275-9523
Robert Hand	4110 PERIVALE RD.	275-9523
Robert Hand	4114 Perivale Rd.	276-5568
Robert Hand	4114 Perivale Rd.	276-5568
Robert Hand	4126 Perivale Rd.	276-1795
Robert Hand	4126 Perivale Road	276-1795
Robert Hand	4138 Perivale Rd.	272-0126
Robert Hand	4150 Perivale Rd.	276-5660
Robert Hand	1103 DEER RUN	270-4198
Robert Hand	1103 DEER RUN	270-4198
Robert Hand	4106 Perivale Rd.	270-2305
Robert Hand	4167 Deer Run Ct.	270-9500
Robert Hand	4159 Deer Run Ct.	276-5622
Robert Hand	1085 Shagbark Ct.	548-3612
Robert Hand	1085 Shagbark Ct.	548-3612

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NAME	ADDRESS	TELEPHONE
Cory Chant	4166 Perivale	273-5307
James S. Sarni	4166 Perivale Rd	273-5307
Frank Branc	4162 PERIVALE	273-3857
Babe Gorman	4162 Perivale Rd	273-3857
Ramona J. J. J.	4154 Perivale Rd	273-4235
Joe V. V.	4154 Perivale Rd	274-4235
David	4146 Perivale Rd	272-3765
M. S.	4146 Perivale Rd	272-3765
J. N.	4146 Perivale Rd	270-3797
John Black	4142 Perivale Rd	270-3997
Kandice Brade	4134 PERIVALE Rd	275-0355
Cindy M. Brade	4134 PERIVALE Rd	275-0355
Dan L.	4122 PERIVALE Rd	273-4219
Joseph L.	4122 Perivale Rd	273-4219
John L.	4118 Perivale Rd	275-6949
John L.	4116 Perivale Rd	275-6949
John L.	4102 Perivale Rd	275-1251
John L.	4102 Perivale Rd	275-1251
John L.	4088 Perivale Rd	272-1446
John L.	4084 PERIVALE RD	279-9168
John L.	" " "	279-9168
John L.	4084 Perivale Rd	279-9168
John L.	4084 Perivale Rd	279-9168
John L.	4084 Perivale Rd	279-9168
John L.	4072 Perivale Rd	270-6359
John L.	4072 Perivale Rd	270-6359
John L.	4060 Perivale Rd	272-1460
John L.	4060 Perivale Rd	272-1460

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NAME	ADDRESS	TELEPHONE
Dore Loo	4245 Beacon Lane	848-2126
Grandjean A.	4249 Beacon Lane	279-1546
KATE Tonnally	4251 BEACON LANE	270-3864
Josephine	4250 BEACON LANE	273-6147
K. Hare	4252 BEACON LANE	848-4363
Sibbie Bradshaw	4262 Beacon Lane	275-9993
Joe Bradshaw	4262 Beacon Lane	275-9993
R. H. Haddock	4264 Beacon Lane	270-2881
P. Richardson	4270 Beacon Lane	275-5105
A. Richardson	4270 Beacon Lane	275-5105
Paul Wright	4274 Beacon Lane	273-7173
Pete Sandford	4280 Beacon Lane	273-7777
Pete Funder	4294 Beacon Lane	448-8979
W. H. Hare	4291 Beacon Lane	
N. Kate P. Hare	4333 Beacon Lane	273-9293
W. H. Hare	4335 BEACON LANE	279-0648
George Rice	4341 BEACON LANE	272-4454
M. H. Hare	" " "	" " "
M. G. P. Hare	4228 Perivale Rd.	848-1470
M. H. Hare	4230 PERIVALE RD	272-4469
M. H. Hare	4222 Perivale Rd	818-1547
M. H. Hare	4206 PERIVALE RD	273-9553
Dave Moss	4198 PERIVALE RD	848-0193
B. H. Hare	4198 Perivale Rd	848-0193
J. Funder	4194 Perivale Rd	848-1165

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NAME	ADDRESS	TELEPHONE
R.S. Lassiter	4155 DEER RUN LANE	
Diana Taylor	4154 " "	
L.R. McDonald	4160 Beacon Lane	
L. Gennaro	4164 Beacon Lane	
L. Gennaro	4166 Beacon Lane	
L. Gennaro	4168 Beacon Lane	
Sandy Shultz	4166 Beacon Lane	
G. Chapin	4172 BEACON LANE	
A. Dale	4172 Beacon Lane	
G. A. Linn	4178 Beacon Lane	
L. Hargrave	4178 Beacon Lane	
C. Hargrave	4178 Beacon Lane	
D. Hargrave	4178 Beacon Lane	
M. Hargrave	4182 Beacon Lane	
J. Hargrave	4184 Beacon Lane	
J. Hargrave	4188 Beacon Lane	
M. Hargrave	4189 Beacon Lane	
L. Hargrave	4191 Beacon Lane	
L. Hargrave	4193 Beacon Lane	
L. Hargrave	4197 Beacon Lane	
L. Hargrave	4201 Beacon Lane	
L. Hargrave	4203 Beacon Lane	
L. Hargrave	4221 BEACON LANE	
L. Hargrave	4221 Beacon Lane	
L. Hargrave	4225 Beacon Lane	
L. Hargrave	4231 Beacon Lane	
L. Hargrave	4237 BEACON LA	
L. Hargrave	4239 BEACON LANE	
L. Hargrave	4243 Beacon Lane	

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NAME	ADDRESS	TELEPHONE
<i>[Signature]</i>	1275 Deer Run	277-1086
<i>[Signature]</i>	951 Sawgrass Cr.	275-7242
<i>[Signature]</i>	955 SAWGRASS CRES.	276-1207
<i>[Signature]</i>	961 SAWGRASS CRES.	275-7370
<i>[Signature]</i>	1017 SAWGRASS CRES	270-5655
<i>[Signature]</i>	1121 Sawgrass Cr.	848-0576
<i>[Signature]</i>	1021 Sawgrass Cr.	848-0576
<i>[Signature]</i>	1047 " "	848-2900
<i>[Signature]</i>	1053 " "	848-8127
<i>[Signature]</i>	1063 Sawgrass	848-3806
<i>[Signature]</i>	1069 SAWGRASS	276-4825
<i>[Signature]</i>	1077 SAWGRASS	277-3477
<i>[Signature]</i>	1085 SAWGRASS	279-6252
<i>[Signature]</i>	1087 Sawgrass	848-0954
<i>[Signature]</i>	1093 Sawgrass	273-6365
<i>[Signature]</i>	1075 Sawgrass	274-4571
<i>[Signature]</i>	4195 VIBURNUM CT.	270-4524
<i>[Signature]</i>	4195 VIBURNUM CT	270-4524
<i>[Signature]</i>	4205 Viburnum Ct	277-8689
<i>[Signature]</i>	4213 Viburnum Ct	848-2877
<i>[Signature]</i>	4213 Viburnum Ct	848-2877
<i>[Signature]</i>	4221 Viburnum CT.	848-3698
<i>[Signature]</i>	4224 VIBURNUM CRT	975-4496
<i>[Signature]</i>	1141 Sawgrass Cres	279-4589
<i>[Signature]</i>	1035 Sawgrass Cres	276-3885
<i>[Signature]</i>	1035 Sawgrass Cres	276-3885
<i>[Signature]</i>	1041 Sawgrass Cres	848-0548
<i>[Signature]</i>	1041 Sawgrass Cres	848-0848

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SIGNATURE

	NAME	ADDRESS	TELEPHONE
2	D & B Woodford	1023 Sawgrass Cres	275-7585
	V. Anthony	1041 Sawgrass Cres	277-9220
	A. Sykes	1091 Sawgrass Cres	848-0647
	Ch. [unclear]	[unclear] LT	276-6218
	B. [unclear]	4217 Viburnum CT	848-0542
	M. [unclear]	4225 VIBURNUM CT.	848-0949
	M. [unclear]	4212 VIBURNUM CT	272-1149
	D. [unclear]	4204 VIBURNUM CT.	275-4781
	B. [unclear]	4200 VIBURNUM CT	270-6285
	B. [unclear]	4196 VIBURNUM CT.	276-0782
	S. [unclear]	4192 VIBURNUM CT.	275-9308
2	J. [unclear]	1147 [unclear] Cres	275-5229
	2. [unclear]	1147 Sawgrass Cr.	275-5229
	A. [unclear]	1151 Sawgrass Cr.	270-1574
	C. [unclear]	4112 VIBURNUM CT	261-2351
	M. [unclear]	4191 VIBURNUM CT	-
	M. [unclear]	4197 VIBURNUM CT	-
	H. [unclear]	4197 VIBURNUM CT	-
	J. [unclear]	4209 VIBURNUM CT.	275-5035
	B. [unclear]	1029 SAWGRASS CRES	848-2089
	B. [unclear]	1029 SAWGRASS CRES.	848-2089
	D. [unclear]	1057 Sawgrass	277-1240
	N. [unclear]	[unclear]	-
	B. [unclear]	1089 [unclear]	848-1289
	T. [unclear]	1089 [unclear]	848-1289

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NAME	ADDRESS	TELEPHONE
21 425- Hissie	4211 Murray Hill	275-3834
Walt W. D.	4203 " "	848-4283
Ann Decker	4196 Murray Hill	277-0424
Ruth Poirier	4195 Murray Hill	277-0424
Tony Evans	4191 Murray Hill	277-1064
Christy Along	4194 Murray Hill	275-4541
Shirley Along	4194 Murray Hill	" "
W. J. K. K.	4203 Murray Hill	270-8149
W. J. K. K.	4206 Murray Hill	270-8184
Rogay Roub	" "	270-8184
W. J. K. K.	4203 Murray Hill	270-8184
Paul Philips	4230 Melia Dr.	275-4821
W. J. K. K.	4222 Melia Dr.	275-7271
W. J. K. K.	4214 Melia Dr.	270-7635
W. J. K. K.	4210 Melia Dr.	270-7635
W. J. K. K.	4206 Melia Dr.	277-6713
Bill Watson	4192 Melia Dr.	272-1197
W. J. K. K.	4192 Melia Dr.	272-1197
W. J. K. K.	4186 Melia Dr.	348-5747
Ken Han	" "	" "
W. J. K. K.	" "	" "
George Viatovich	1282 Sweetbitch	272-4182
Francine Viatovich	1282 Sweetbitch	272-4182
M. J. V. V.	1293 Sweetbitch	279-1897
Robert Edwards	1320 Sweetbitch	275-0780
Anne Edwards	" "	" "
Volanda Ruffing	1314 Sweetbitch	295-6849
Robert Ruffing	" "	" "

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NAME	ADDRESS	TELEPHONE
Kate Danigan	1349 SWEETBIRCH COURT, MISSISSAUGA	276-8702
Tai Folk	1353 Sweetbirch Court, Mississauga	277-4819
Margaret Loren	1357 Sweetbirch Crt. Mississauga	8848-4791
Jacob Loewen	1357 Sweetbirch Ct. Mississauga	8848-4791
Mario Delorto	1365 Sweetbirch Ct. Mississauga	273-4311
Ron Ron	1373 Sweetbirch Ct. Mississauga	276-8992
Kathleen Brown	1375 Sweetbirch Ct. Mississauga	276-8892
Judy Brown	1377 SWEETBIRCH CRT MISSISSAUGA	276-4628
Pete Melhorn	1381 SWEETBIRCH CRT. MISSISSAUGA	270-4192
Maria Kish	1382 Sweetbirch Court. Mississauga	277-9919
Beggy Numan	1398 Sweetbirch Ct. Mississauga	279-9803
Peter Beggy	1374 Sweetbirch Ct. Mississauga	279-9803
Gloria Laffey	1374 Sweetbirch Ct. "	848-1739
M. Laffey	1366 SWEET BIRCH COURT	848-1739
Phyllis McIntosh	1366 SWEET BIRCH CT MISS.	848-1739
S. McIntosh	1366 Sweetbirch Ct. Miss.	275-1671
Allan	1362 SWEETBIRCH CT MISS.	275-1671
ANNA PAIVA	1362 SWEETBIRCH CT. MISS.	UNLISTED
John Paiva	1339 SWEET BIRCH CT. MISS.	UNLISTED
John Paiva	1339 Sweetbirch Ct. Miss.	275-6268
James Lee	1256 Sweetbirch Ct. Miss.	275-4316
Richard Gerasch	1262 SWEET BIRCH CRT. MISS.	275-4316
Willy Fink	1266 Sweetbirch Ct. Miss.	275-4316
James Gerasch	1272 Sweetbirch Court Miss.	277-1228
John A Ward	1289 SWEET BIRCH CRT MISS.	277-1228
Paula Ward	1289 Sweet Birch Crt. Miss.	275-5037
Joe Patre	1361 Sweet Birch Ct. Miss.	275-5124
James W. Josulin	1278 Sweet Birch Ct. Miss.	275-5124
Robert W. Josulin	1278 Sweet Birch Ct. Miss.	275-5124

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NAME	ADDRESS	TELEPHONE
BRETT BANDULA	1358 SWEETBIRCH CT	285-6416
2 N. H. H. H.	4184 ⁷¹⁰⁻⁶⁵ MURRAY HILL CR	279-2447
4 H. H. H.	4218 MELIA DR.	898-1298
E. H. H. H.	4218 MELIA DR.	848-5218
C. L. H. H.	4254 MELIA DR.	896-0767

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NAME	ADDRESS	TELEPHONE
Dr. R. B. L. L.	1164 Deer Run	272-3708
Mrs. J. L. L.	1164 Deer Run	272-3708
R. M. L.	1153 DEER Run	770-9827
A. M. L.	1153 DEER Run	270-9827
Ed. M. L.	1165 DEER Run	276-0549
Mary Ann Meyer	1165 DEER Run	276-0549
M. L. L.	1202 Deer Run	276-7192
W. L. L.	1202 Deer Run	276-7192
S. B. L.	1297 Deer Run	275-2074
E. L.	1297 Deer Run	275-2074
J. L.	1194 Deer Run	275-5740
James Connell	1194 Deer Run	275-5740
J. L.	1056 Sawgrass Cres	272-0880
J. L.	1056 Sawgrass Cres	272-0880
Barb Kettle	1092 Sawgrass Cres	277-8597
Barb Kettle	1092 Sawgrass Cres	277-8597
Connie M. L.	1100 Sawgrass Cres	279-5381
Michael M. L.	1100 Sawgrass Cres	279-5381
Kathleen Rappal	1170 Deer Run	273-9127
Sharon Rappal	1170 Deer Run	273-9127
J. L.	1257 THE IRONWOOD CT	270-9185
J. L.	1301 Deer Run	276-1754

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NAME	ADDRESS	TELEPHONE
Jeffery Dwyer	1181 Deer Run	898-639
Michael Dwyer	1185 DEER RUN	275-1250
Supra Ghosh	1189 Deer Run	379-6507
John Dwyer	1189 Deer Run	279-6507
M. Falone	1193 DEER RUN	279-4149
Priscilla Waldron	1226 DEER RUN	275-7624
John Dwyer	1203 DEER RUN	275-9977
Angela Dwyer	1203 DEER RUN	275-9977
John Dwyer	1207 DEER RUN	273-9642
John Dwyer	1219 DEER RUN	279-7361
John Dwyer	1220 DEER RUN	275-3132
John Dwyer	1284 DEER RUN	276-4304
John Dwyer	1284 DEER RUN	276-4301
John Dwyer	1301 DEER RUN	275-7034
John Dwyer	1310 DEER RUN	848-9237
John Dwyer	1293 DEER RUN	276-3762
John Dwyer	1285 DEER RUN	279-8879
John Dwyer	1289 DEER RUN	543-0162
John Dwyer	1281 DEER RUN	245-7155
John Dwyer	1275 DEER RUN	275-1086
John Dwyer	1205 DEER RUN	277-4018
John Dwyer	1241 DEER RUN	270-4887
John Dwyer	1268 DEER RUN	265-8269
John Dwyer	1246 DEER RUN	273-6574
John Dwyer	1276 DEER RUN	277-9216
John Dwyer	1276 DEER RUN	277-9216
John Dwyer	1260 DEER RD	270-5792
John Dwyer	1260 DEER RD	270-5792

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NAME	ADDRESS	TELEPHONE
P. MUTIAK	1314 DEER RUN	270-7826
Don A. Sutt	1310 Deer Run	848-9237
E. Manning	1300 Deer Run	276-1254
T. Dommick	1300 Deer Run	275-2648
S. DOLLMOORE JR	"	"
V. JAGE	1244 DEER RUN	270-4731
V. BRADFORD	1236 " "	848-8778
LORIE ROSS	1230 " "	270-8662
ALLAN A HICK	1206 DEER RUN	848-1285
Thelma Reno	1198 DEER RUN	275-2271
RODOL FRANCES	1190 DEER RUN	276-9365
Wilma Francis	" "	" "
Raymond Dye	1186 Deer Run	277-4636
Orville Chicks	1158 Deer Run	273-9099
Paula Chicks	" "	" "
John Chicks	1152 " "	276-6841
Anna Marie	1152 Deer Run	276-6841
John Swasee	1146 " "	274-7212
John McElroy	1142 Deer Run	279-7498
John McElroy	1138 Deer Run	273-5289
Pat McElroy	1135 Deer Run	273-5289
Shirley Ruth	1134 Deer Run	276-7618
C. T. Ryan	1134 Deer Run	276-7618
Thelma	1157 Deer Run	277-0079
P. Dye	1161 Deer Run	275-9905
John Dye	1169 Deer Run	273-7266
Paul Dye	1173 Deer Run	848-3111
John Dye	1171 Deer Run	270-9721

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	NAME	ADDRESS	TELEPHONE
1	Timothy [unclear]	956 [unclear]	275-9234
2	Joe [unclear]	960 Sawgrass	272-3476
3	John Badgley	976 SAWGRASS	275-0085
4	Steve [unclear]	980 SAWGRASS	272-9000
5	RON BROPHY	1020 SAWGRASS CRES.	848-0122
6	B. Chalmers	1024 [unclear]	272-1259
7	Katherine Mol	1036 SAWGRASS CRES.	276-6870
8	DART AND	1046 SAWGRASS CRES.	275-5711
9	[unclear]	1088 [unclear]	272-2000
10	[unclear]	1090 [unclear]	276-3132
11	[unclear]	1094 [unclear]	273-6619
12	[unclear]	1096 [unclear]	275-8658
13	[unclear]	1106 [unclear]	279-4697
14	[unclear]	1108 [unclear]	848-2918
15	[unclear]	1110 [unclear]	273-7431
16	[unclear]	1114 SAWGRASS	848-8221
17	[unclear]	1116 [unclear]	848-3815
18	[unclear]	1120 [unclear]	272-1742
19	[unclear]	1132 [unclear]	848-2466
20	[unclear]	1140 [unclear]	277-7843
21	[unclear]	968 [unclear]	271-3631
22	[unclear]	972 [unclear]	848-5831
23	[unclear]	992 [unclear]	272-6000
24	[unclear]	996 [unclear]	275-7900
25	[unclear]	1000 [unclear]	272-0855
26	[unclear]	1008 SAWGRASS	279-7316
27	[unclear]	1008 "	"
28	[unclear]	1040 "	276 7339

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	NAME	ADDRESS	TELEPHONE
29	Linda Edwards	1048 Sawgrass Cns	273-7412
30	P. Edwards	"	"
31	W. Rubek	1052 Sawgrass	275-6000
32	P. Hawn & Andrew	1096 Sawgrass	279-2612
33	X. Donahy	1098 Sawgrass	273-4590
34	Sig. Schmitt	1112 Sawgrass	275-0987
35	Quentin Smith	1112 Sawgrass	275-0987
36	Robert H. Sage	1124 Sawgrass	276-4460
37	Terry Smith	1124 Sawgrass	276-4460
38	Nick Tittel	1142 Sawgrass	840-0125
39	Marin Titta	1176 Sawgrass	277-8486
40	Jo. Erickson	1150 Sawgrass	✓
41	Erickson	964 Sawgrass Cr	270-3393
42	Judith Elmer	1012 Sawgrass Cr	277-3954
43	J. Campbell	1016 Sawgrass Cr	279-6803
44	John E. Baker	1028 " "	272-1841
45	Shelley	1032 Sawgrass	272-0360
46	Marilyn J. Grace	1116 Sawgrass	896-0453
47	W. J. Ogilvie	1128 Sawgrass	848-0493
48	Dore Fraser	1128 Sawgrass	848-0493
49	Wanda Vail	1223 Deer Run	270-3656
50	Carol Ann	1249 Deer Run	277-4314
2 →	John M. P. P. P.	1257 Deer Run	279-1253
	Carol Ann	1237 Deer Run	272-1261
	John P. P. P.	"	"
	Chris P. P. P.	1215 Deer Run	276-8083

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NAME	ADDRESS	TELEPHONE
Mr. A. R. R. R.	1096 DEER RUN	270-8358
Mr. L. R. R. R.	1096 DEER RUN	270-8358
Mr. J. R. R. R.	1100 DEER RUN	270-9144
Mr. J. R. R. R.	1100 DEER RUN	270-9144
Mr. J. R. R. R.	1104 DEER RUN	270-0783
Mr. J. R. R. R.	"	"
Mr. J. R. R. R.	1108 DEER RUN	276-2286
Mr. J. R. R. R.	1108 DEER RUN	276-2286
Mr. J. R. R. R.	1115 DEER RUN	276-8262
Mr. J. R. R. R.	1115 DEER RUN	276-8262
Mr. J. R. R. R.	1111 DEER RUN	279-1687
Mr. J. R. R. R.	1111 DEER RUN	279-1687
Mr. J. R. R. R.	1107 DEER RUN	273-4644
Mr. J. R. R. R.	1028 DEER RUN	270-0423
Mr. J. R. R. R.	1028 DEER RUN	270-0423
Mr. J. R. R. R.	1013 DEER RUN	270-0235
Mr. J. R. R. R.	966 DEER RUN	279-6027
Mr. J. R. R. R.	1116 DEER RUN	279-3085
Mr. J. R. R. R.	1116 DEER RUN	279-3085
Mr. J. R. R. R.	1099 DEER RUN	279-4553
Mr. J. R. R. R.	"	"
Mr. J. R. R. R.	1064 DEER RUN	279-0027
Mr. J. R. R. R.	1080 DEER RUN	279-3422

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NAME	ADDRESS	TELEPHONE
George Petropalis	1080 DEER RUN	279-3422
Barrie Dillan	987 Deer Run	276-5446
Joe Wilson	987 DEER RUN	276-5446
Colby Dyer	993 Deer Run	848-1748
Susan Haydon	993 DEER RUN	848-1748
Walter Haydon	1001 Deer Run	848-1932
McIntosh	1001 Deer Run	848-1932
Mr. Hudson	1025 Deer Run	276-8482
Mr. Hudson	1025 DEER RUN	276-8482
Steve Jones	1009 Deer Run	273-9562
John Jones	" "	" "
John Jones	1021 " "	276-7544
John Jones	1025 DEER RUN	275-3025
John Jones	1025 DEER RUN	275-3025
James Batchelor	1029 DEER RUN	272-3140
Russell LaRoe	1029 DEER RUN	273-6742
Beverly Campbell	1033 DEER RUN	273-6742
James Campbell	1033 DEER RUN	273-6742
James Campbell	1045 DEER RUN	276-2287
James Campbell	1040 DEER RUN	279-5168
James Campbell	1040 DEER RUN	279-5168
James Campbell	1037 DEER RUN	273-6565
James Campbell	1048 DEER RUN	277-8171
James Campbell	1056 DEER RUN	275-3777
James Campbell	1056 DEER RUN	275-3772
James Campbell	1060 DEER RUN	273-5755
James Campbell	1063 DEER RUN	275-3197
James Campbell	1074 DEER RUN	279-0641
James Campbell	1084 DEER RUN	279-0641

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NAME	ADDRESS	TELEPHONE
<i>David</i>	1112 Deer Run	273-7867
<i>Robert Carroll</i>	1112 Deer Run	273-7867
<i>Shelley Lapierre</i>	918 Deer Run	848-5847
<i>Joe Lapierre</i>	918 Deer Run	848-5849
<i>Clifford Morris</i>	920 Deer Run	848-5821
<i>Mike Conn</i>	924 Deer Run	273-9405
<i>Ken Bulch</i>	" " "	"
<i>Joseph Beldin</i>	930 Deer Run	273-3289
<i>Brad Wright</i>	"	"
<i>Greg Mann</i>	938 Deer Run	848-9593
<i>Bob Mann</i>	938 DEER RUN	848-9593
<i>Alce</i>	944 DEER RUN	272-4721
<i>Archie Moore</i>	948 Deer Run	848-4509
<i>James F. H.</i>	950 DEER RUN	270-2097
<i>Tom F.H.</i>	950 Deer Run	270-2097
<i>James F.H.</i>	954 Deer Run	275-7350
<i>Bob F.H.</i>	962 Deer Run	276-1916
<i>Bob F.H.</i>	962 DEER RUN	276-1916
<i>Bob F.H.</i>	974 Deer Run	270-6167
<i>Bob F.H.</i>	974 DEER RUN	270-6167
<i>Bob F.H.</i>	980 DEER RUN	279-1913
<i>Bob F.H.</i>	" " "	"
<i>Bob F.H.</i>	984 DEER RUN	270-6436
<i>Bob F.H.</i>	986 DEER RUN	848-9151
<i>Bob F.H.</i>	986 DEER RUN	848-9151
<i>Bob F.H.</i>	1088 Deer Run	279-8886
<i>Bob F.H.</i>	1088 Deer Run	279-8886

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NAME	ADDRESS	TELEPHONE
Gordon Niteh	4171 TALL PINE	277-0723
Martha Niteh	4171 TALL PINE	277-0723
Maria Niteh	4171 TALL PINE	277-0723
F. Cairo	1251 IRONWOOD CRT	272-0291
Donna Cairo	1251 IRONWOOD CRT	272-0291
Ros Denny	4214 BUTTERNUT CT.	848-4258
Shirley Denny	4214 BUTTERNUT CT.	848-4258
L. Burt	4232 BUTTERNUT CT.	279-9096
L. Burt	4238 BUTTERNUT CT.	272-3707
Robert Burt	4226 BUTTERNUT CRT	275-5827
Donnell Niteh	4226 BUTTERNUT CRT	275-5827
D. HURTHUR	4632 WHITE SPRUCE CRT	275-8469
Steve Soursun	4227 WHITE SPRUCE CT	273-5561
Bob Soursun	4235 WHITE SPRUCE CT	273-5826
Al Soursun	4215 SANGAREE CRT	279-0697
Alfred Soursun	4181 TALL PINE CRT	270-2625
Debra Temple	4183 Tall Pine Ct	277-9789
David Temple	4183 Tall Pine Ct	277-9789
Debra Temple	1231 IRONWOOD CRT	277-3585
Debra Temple	1210 IRONWOOD CRT	848-4516
Debra Temple	1196 IRONWOOD CRT	277-3232
Debra Temple	1210 IRONWOOD CRT	848-4516
Debra Temple	1190 IRONWOOD CRT	270-0464
Debra Temple	1190 IRONWOOD CRT	270-0464
Debra Temple	1191 IRONWOOD CRT	273-7443

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NAME	ADDRESS	TELEPHONE
Wendy Shaw	4229 Butternut Court	275-8015
Ann W. Jalen	4230 SANGWASS CRES	272-3988
Sharon Davis	4234 Douglas Court	270-2900
Robert J. Davis	" " "	" "
Mr. & Mrs. K. J. K.	4187 Tall Pine Court	848-8740
Ch. N. K.	" " " "	" "
D. N. K.	4175 TALL PINE CT.	279-6582
D. N. K.	4175 Tall Pine Ct.	279-6582
L. K.	4176 Tall Pine Ct.	275-6205
S. K.	4176 Tall Pine Ct.	270-2201
H. K.	4176 Tall Pine Ct.	" "
A. K.	1227 Ironwood Ct	277-0110
D. K.	1227 Ironwood Court	277-0110
S. K.	1227 Ironwood Court	848-9011
B. K.	1227 Ironwood Court	848-9011
M. K.	1209 Ironwood Ct	275-1633
J. K.	1212 Ironwood Ct	277-2569
J. K.	1215 Ironwood Ct	277-2569
M. K.	1203 Ironwood Ct	272-4218
M. K.	1203 Ironwood Ct	272-4218
M. K.	1197 Ironwood Ct	277-4776
S. K.	1197 Ironwood Ct	277-4726
S. K.	1202 Ironwood Ct	272-0557
D. K.	1257 Ironwood Ct	470-9185
J. K.	1245 Ironwood Ct	279-2197
L. K.	1245 Ironwood Ct	279-2197
J. K.	1233 Ironwood Ct	272-3265
J. K.	1233 Ironwood Ct	" "

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NAME	ADDRESS	TELEPHONE
George Mangels	4236 White Spruce Ct.	273-5027
Kelley Mangels	4240 White Spruce Ct.	275-2250
Y. Mangels	4239 White Spruce Ct.	276-4756
Robert Berlin	4231 White Spruce Ct.	270-3586
Michael Ross	4231 White Spruce Court	270-3586
K. Kargus	4223 White Spruce Court	272-4414
E. Kargus	" " "	"
John M. Adam	4226 SAWGRASS CRT	276-7767
John M. Adam	4226 SAWGRASS CT	276-7767
John M. Adam	4215 SAWGRASS CAT	279-1282
John M. Adam	4215 SAWGRASS CAT	279-1282
John M. Adam	4215 SAWGRASS CAT	275-4435
John M. Adam	4215 SAWGRASS CAT	275-4435
John M. Adam	4210 BUTTERNUT CRT.	270-5981
John M. Adam	4218 BUTTERNUT CRT.	275-564
John M. Adam	4218 BUTTERNUT CRT.	275-0564
John M. Adam	4234 BUTTERNUT CRT.	279-2649
John M. Adam	4234 BUTTERNUT CRT.	275-3778
John M. Adam	4234 BUTTERNUT CRT.	"
John M. Adam	4225 " "	279-0511
John M. Adam	" " "	"
John M. Adam	4224 White Spruce Ct.	275-4313
John M. Adam	" " "	"
John M. Adam	4224 White Spruce Ct.	276-5162
John M. Adam	4228 White Spruce Ct.	276-8162
John M. Adam	4238 BUTTERNUT CRT.	270-3707
John M. Adam	4229 BUTTERNUT CRT.	777-8015

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274-7600